

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

Annex 1 A.2 Amesbury (Including Bulford and Durrington)

Wiltshire Council

May 2018

ANNEX 1 – A.2 Amesbury (including Bulford and Durrington)

SITE OPTIONS ASSESSMENT TABLES

A.2 Amesbury (Including Bulford and Durrington)

Amesbury, Bulford and Durrington - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site S98 – Land to the rear of Durrington Manor, Durrington	Site 3179 – Land to the south of Larkhill Rd, Durrington
Site 3154 – Piece Meadow, Durrington	Site 3379 – Land to the north of London Rd, Amesbury

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

Site S98 – Land to the rear of Durrington Manor, Durrington	Site 3179 – Land to the south of Larkhill Rd, Durrington
Site 3154 – Piece Meadow, Durrington	Site 3379 – Land to the north of London Rd, Amesbury

Durrington

Site S98 – Land to rear of Durrington Manor, Durrington

Site context	
Site size: 4.64 ha. Site capacity: approximately 103 dwellings.	
Site S98 is a large, greenfield site to the north west of Durrington. The site is well screened by mature vegetation around the boundary, both from Hackthorne Road to the north and Netheravon Road to the west. To the south of the site is recent residential development and to the north and east is the older part of the village of Durrington. The site is currently used for equestrian and stabling purposes.	
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 at this greenfield site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and trees. The development of the site for housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation.

<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA).</p> <p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain SPA housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>The site comprises pasture land. Significant ecological constraints are unlikely though the mature trees on the field boundaries, which form secondary wildlife corridors, should be retained. The trees on the south, west and northern boundaries of the site are protected by Tree Preservation Orders.</p> <p>Existing trees should be retained and planting should be integrated throughout the development. Housing density should be limited to ensure that an adequate buffer can be left adjacent to tree planting. Boundary features to be excluded from curtilage of properties. Ecological assessment will be required to accurately assess likely impacts in support of any planning application. There may be potential to create or enhance habitat through the development of this site.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the River Avon SAC and the wider countryside.</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.</p> <p>Site comprises pasture with mature tree planting on perimeter field boundaries, which forms secondary wildlife corridors. Ecological assessment will be required to assess likely impacts and determine the extent of provision and protection that maybe required.</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.</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 delivering biodiversity improvements.</p> <p>The site does not contain UK BAP priority habitats.</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 increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland features. However, mature trees on the site should be protected.</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 SPAs?</p>	<p>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 into any subsequent stage of the selection process.</p>
<p>10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?</p>	<p>Not applicable – the site does not fall within one of the Council’s current guidance areas.</p>
<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>The site comprises pasture land. Significant ecological constraints are unlikely though the mature trees on the field boundaries, which form secondary wildlife corridors, should be retained. The trees on the south, west and northern boundaries of the site are protected by Tree Preservation Orders.</p> <p>Ecological assessment will be required at site level to support individual planning applications. At this site there is a specific requirement to retain tree planting and integrate planting throughout new development. Housing density may need to be limited to ensure an adequate buffer can be left adjacent to tree planting to ensure it does not interfere with the amenity of dwellings. Boundary features to be excluded from curtilage of properties. There may be potential to create or enhance habitat through the development of this site.</p> <p>However, due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>On balance it is considered that this site has moderate adverse effects and that mitigation may 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>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington just outside the settlement boundary. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and</p>

	employment further afield.
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?	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The greenfield use of the site renders it unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for any contaminated land potential.</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?	The quality of the land is not known at this stage, but development would lead to the permanent loss of greenfield land. 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 is currently in use as a paddock in equestrian use. It is not currently classed as agricultural land. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

Assessment outcome (on balance) -

Summary of SA Objective 2

The site is not located on previously developed land so would not contribute positively with respect to this objective. The site would not involve the loss of BMV land. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.

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

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

Decision Aiding Questions. Will the development site ...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The capacity of the existing or planned water supply network would be capable of supporting the development of the site.</p> <p>There are some limitations to sewer services as there is limited capacity available for foul water flows only. A limit of 20-30 dwellings in Durrington have been identified. Connection would be subject to downstream capacity improvements.</p> <p>In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.</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. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company (Wessex Water), Environment Agency and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<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>
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Where appropriate, the development of the site would need to make provision for on-site surface and potentially foul water drainage. According to current evidence there are some limitations to sewer services as there is limited capacity available for foul water flows only and connection is subject to downstream capacity improvements. Capacity is limited to 20-30 new dwellings in Durrington. There are no public surface water systems at this location. Surface water flows to local land drainage</p>

	<p>systems.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)¹ – part E - chapter 25. Surface water systems must be sealed as per sewers. Due to the ground conditions soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate, replicating the existing greenfield runoff rate for this site. Therefore particular consideration must be given to the strategy for drainage of surface water.</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 a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3. Infiltration techniques should not be used due to the need to protect potable water quality.</p> <p>The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p>	

¹ The SuDS Manual (C753), CIRIA, December 2015.

The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.

Given the capacity of the site, development would lead to a significant increase in demand for water. There are some issues regarding connection to foul water and surface water drainage systems at this site. There would only be foul drainage capacity to accommodate 20-30 dwellings in Durrington.

The site is in proximity to the River Avon, so there is potential for surface water pollution caused by surface water runoff, with a potential impact on the integrity of the SAC as well as flooding. A detailed FRA would be required to support an application at the site.

Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the site selection process. Allocation of housing sites in Durrington, in combination with effects of the army basing programme, could make mitigation of these effects problematic.

The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.

Due to the potential issues regarding foul water and surface water, impacts on water resources, and due to the potential impact of surface water drainage and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse for this objective.

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

Decision Aiding Questions. Will the development site ...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1.5m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Such measures may include 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.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and</p>

<p>vibration through the layout, design and/or location of development?</p>	<p>implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Housing development at the site may be subject to noise pollution from the adjacent road and assessment should be undertaken in support of any planning application.</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 AQMAs²?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.</p>
<p>7. Ensure that potential impacts from air quality on relevant SACs are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55.</p>

² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>Measures must be implemented as necessary to mitigate emission levels in line with the council’s policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Housing development at the site may be subject to noise pollution from road traffic and a noise impact assessment should be undertaken in support of any planning application.</p> <p>On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be 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) -	

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 and on balance this site is considered to have a minor adverse effect in relation this SA 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?

The site is located within Flood Zone 1.

However, the site is approximately 30m south west of the Flood Zone 2/3 associated with the River Avon. There has been surface water flooding at Hackthorne Road / Church Street.

As such, the development of the site may contribute to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. 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.

This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council’s Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/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.

2. Ensure that development can adapt to the predicted future impacts of climate change?

As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:

- hotter summers;
- milder winters;
- increased periods without rain;
- increased intensity in rainfall; and

	<ul style="list-style-type: none"> • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would be unlikely to be capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753)³.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1 and is not affected by other sources of flood risk. However there is a nearby area of Flood Zone 2/3 some 30m north east of the site associated with the River Avon. Risk of flooding from the development of the site may be addressed through mitigation measures to ensure the surface runoff from the site is not increased. However, it is unlikely that some surface drainage techniques will work (soakaways / infiltration) due to ground conditions. The site would require planning applications for development to be supported by a Flood Risk Assessment.</p>
5. Protect and enhance the natural function of floodplains?	<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 predominantly greenfield land and therefore there is the potential to increase flood risk elsewhere and contribute to the surface water runoff of pollution. The site is located within Flood Zone 1 and is not affected by other sources of flood risk. However there is a nearby area of Flood Zone 2/3 some 30m north east of the site</p>	

³ The SuDS Manual (C753), CIRIA, December 2015.

associated with the River Avon. Risk of flooding created by impermeable surfaces on the site due to residential development may in be addressed through mitigation measures to ensure the surface runoff from the site is not increased in relation to current greenfield rates. However, it is unlikely that soakaways / infiltration will be successful due to ground conditions. The site would require a Flood Risk Assessment to support any planning applications.

The development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.⁴

Any proposals for development at this site should be informed by Wiltshire Council’s Groundwater Strategy.

Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage a moderate adverse score against this objective is given.

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>Parts of the site to the north and east are within the Durrington Conservation Area and there are Grade II listed buildings in close proximity to these parts of the site also (Durrington Manor House and Hackthorne Cottage). Knighton Farm settlement and moat (a Scheduled Monument) is located north of the site separated by a cul de sac of modern housing north of the B3085.</p> <p>Development of the site may affect the setting of the Conservation Area and/or Listed Buildings and their significance. Subject to a more detailed Heritage Impact Assessment, prepared to support any planning application, this may reduce the extent and/or density of development.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>Significant archaeology has been found adjacent to the site and running onto the site. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. This is particularly relevant in this area given the proximity to the World Heritage Site. A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required in support of a planning application. This is considered a significant effect for which mitigation could be problematic.</p>

⁴ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity rating.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not contain any historical buildings and does not have potential to promote sensitive re-use of historic buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing may be able to deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site is located adjacent to the Hackthorne Road character area as identified in the Durrington Conservation Area Appraisal and Management Plan (CAAMP)⁵. The CAAMP recognises that with significant sites for development adjacent to the conservation area, the overall quality and character could be enhanced or seriously eroded by planned future development. Accordingly the CAAMP requires careful analysis of the context of these sites to be undertaken with any development needing to relate to the form, grain, spatial qualities, building line or materials of the traditional development in the village. Mitigation by means of well-designed and laid out development is not considered to be problematic.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting.</p> <p>The Stonehenge World Heritage Site is located approximately 800m south west of the site. The WHS is separated from the site by built development and so the site is unlikely to have a significant effect on its setting.</p>

⁵ Dated January 2009

Assessment outcome (on balance) - -

Summary of SA Objective 6

Development at this site has the potential to affect the setting of Grade II listed Buildings and the Durrington Conservation Area. A Heritage Impact Assessment would be required as part of any future planning applications to determine any impact of development; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the rural character to this side of Durrington.

Significant archaeology has been found adjacent to the site and running onto the site. A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required in support of a planning application at this site. This is considered a significant effect for which mitigation could be problematic.

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity rating. The historic country house Durrington Manor House is Grade II listed and there are issues relating to the historic character and layout of the former manor house.

Overall it is considered that this site has significant moderate adverse effects on the historic environment which would be problematic to mitigate.

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

Decision Aiding Questions. Will the development site ...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The landscape character is part of the Upper Chalk Valley classification (5D) and as such the opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat.</p> <p>The site is at the rural fringe with roads on its northern and western boundaries. Housing located to the north and east of the site are within the older part of Durrington village and within the Conservation Area, with open countryside to the west. A mature belt of trees, protected by a group Tree Preservation Order enclose the site on its northern, western and southern boundaries. This mature tree belt is an important feature of the site and this part of Durrington and the wider landscape. Accordingly these trees would need to be retained and protected through the provision of a landscape buffer. Their presence renders creating a suitable vehicular access into the site difficult without causing significant harm to the landscape character hereabouts.</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. A GI buffer should be provided to the TPO'd trees.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban</p>	<p>Development of this site has the potential to incorporate new public open space within the site and could potentially lead to</p>

greenspace and the wider countryside for recreation?	improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁶ ?	The site lies outside of the AONB and is not subject to any other landscape designations.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site could protect and add to the existing rights of way network, open spaces and common land assets. There are currently no rights of way on the site and it is not public open space. There is potential to link paths within the site to existing rights of way.
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 at the rural fringe at the edge of Durrington and a green infrastructure buffer to the protected trees would be likely to be required. The presence and retention of the trees is paramount given their importance in both the immediate and wider landscape notwithstanding that there are no landscape designations that relate to the site.</p> <p>The loss of trees in order to accommodate a potential vehicular access to the site would be likely to result in potential landscape and visual impacts that could be problematic to mitigate. As such the site is scored as having a moderate adverse effect against this objective.</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	

⁶ 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. A site of this capacity (103 dwellings) can contribute significantly towards this objective.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would 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 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?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs and avoids isolated dwellings.

Assessment outcome (on balance) + +

Summary of SA Objective 8

The site provides capacity for up to 103 residential units (though this may be reduced through the mitigation set out in this assessment), which would contribute significantly towards Wiltshire's housing unit targets. A site of this size would be expected to deliver 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need.

It is therefore considered that this site has a moderate positive effect in relation to this objective.

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

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington.</p> <p>On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases which would need to be resolved. This site is less than 1km distance the Cross Plain surgery and could be reached by foot or bicycle from the site.</p>
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 046D LSOA which is amongst the 20% least deprived areas of England.⁷ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist

⁷ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

community campuses?	in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity could accommodate additional pupils from a maximum of 60 additional houses in Durrington.</p> <p>In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.</p>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space. Therefore future residents would be able to access facilities by walking and cycling and bus. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.</p> <p>Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on health facilities. It is considered possible to accommodate the additional pupils generated by a maximum of 60 new houses in Durrington. As such the proposed number of houses at this site could not be accommodated and it may be possible to mitigate this by reducing the number of dwellings so that there is maximum of 60 additional houses in the town. On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Limited food retail (Sainsbury Local), primary school and college are within 1 km of the site. Given the absence of any rights of way, the route to these would be via Netheravon Road and through the new housing development or Hackthorne Road (which has no footways). There is a GP surgery within 1km. Amesbury Town and Solstice Park (within 5km) are considered accessible by cycle, though there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
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 in a relatively sustainable location in that it is in walking or distance of services and facilities offered by Durrington. There is a regular bus service on Netheravon Road close to the site that connects Durrington to Amesbury, Salisbury and Pewsey for further services and employment.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the edge of Durrington. Whilst it would be possible to access services in Durrington through walking and cycling, it is expected to be private car traffic generated as residents travel further afield.

There are bus stops that are well located to the site within walking distance on Netheravon Road providing services which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.

The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There are no formal Public Rights of Way on or adjacent to the site.

As a result of the unavoidable increase in private car traffic generated from the development of this site, a minor adverse effect is assessed.

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

Decision Aiding Questions. Will the development site ...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

The development offers the potential to support the local economy through use of local shops and services.

The site is scored as having a moderate positive effect due to the potential 103 dwellings have to boost the economy at the town by providing additional population to support the local economy and workforce.

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?	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.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.</p> <p>On balance, minor positive effects are envisaged on this SA Objective.</p>	

Site 3154 - Piece Meadow, Durrington

<p>Site context</p> <p>Site size: 0.59 ha. Site capacity: approximately 14</p> <p>The site is flat but predominantly consists of a house and associated garden together with part of a paddock. It is located adjacent to the existing built up edge of Durrington and to the south of S98. New housing has been constructed to the south east of the site, with allotments immediately to the south. The site does appear to be well screened in views from the Netheravon Road (A345) from which it also has an existing access.</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 at this site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and roadside trees. The development of the site for additional housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation. There is potential to create or enhance habitats through developing the site.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA); parts of which lie to the east and west at a distance of approx. 2.5km at the closest points.</p> <p>The River Avon SSSI/SAC approximately 250m north east of site at its closest point.</p> <p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain SPA housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>The site comprises a residential plot with gardens. The remainder of the site appears to be used as a paddock which extends eastwards. Significant ecological constraints are unlikely though on-site hedgerows/trees should be retained (indeed there are Tree Preservation Orders at the northern boundary of this site). Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through developing the site.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the River Avon SAC and the wider countryside.</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.</p>

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains BAP Priority Habitat (hedgerows) and wooded land adjacent to east of site, which must be retained or replaced. The site has low to moderate potential for protected species and significant ecological constraints on site are unlikely.
7. Consider the findings of the HRA in site selection and design?	The River Avon SSSI/SAC is approximately 250m to the north east of the site at its closest point. 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 increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, mature trees on and adjacent to the site should be protected. The development of the site would offer opportunity to protect designated 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 into 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	
The site is a residential plot with garden with part of a paddock.	
The site contains UK BAP priority habitat in the form of hedgerows. Significant ecological constraints are unlikely though on-site hedgerows/trees should be retained	

(there are Tree Preservation Orders on or adjacent to this site). Ecological assessment and further details on the proposals will be required to accurately assess likely impacts.

Due to the relationship of the site with the River Avon SAC and Salisbury Plain SAC likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

On balance it is considered that this site has moderate adverse effects against this objective and that mitigation may be problematic.

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

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and employment further afield.</p>
<p>2. Maximise reuse of Previously Developed Land where possible/appropriate?</p>	<p>The site is currently occupied by a single dwelling and its gardens together with part of a paddock. It does not fall within the definition 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.</p> <p>On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for the any contaminated land potential.</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>There is no evidence to confirm the current soil quality. However given the existing use of the site, even if found to be high quality soil suitable for agricultural production, its loss would be negligible. In the unlikely event contaminants were found, then the development would provide the opportunity to enhance soil quality in line with national and local planning policy.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site is currently in use as a single residential property surrounded by gardens and a part of a paddock, it is therefore considered that the land is not in any agricultural use. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) 0	
<p>Summary of SA objective 2</p> <p>The site is currently occupied by a single dwelling in its gardens together with part of a paddock. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur. On balance, the effects are considered neutral against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The capacity of the existing or planned water supply network would be capable of supporting the development of the site.</p> <p>There are some limitations to surface water and foul water drainage. A limit of 20-30 dwellings in Durrington have been identified</p> <p>In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are likely to be problematic given ground conditions. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.</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. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company (Wessex Water), EA and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<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>
4. Consider the need for adequate provision of surface water and foul	<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 Sustainable Drainage Systems within any development scheme to control</p>

<p>drainage?</p>	<p>the risk of surface water flooding from impermeable surfaces.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with CIRIA SuDS Manual (C753)⁸ – part E - chapter 25, so that an appropriate drainage strategy can be devised. Surface water systems must be sealed as per sewers. Soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate.</p> <p>There would be an offsite connecting sewer – point of connection to be determined subject to sewer status. There are no public surface water systems at this location and surface water flows to local land drainage systems. Capacity is limited to 20-30 new dwellings in Durrington.</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 a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3. The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	

⁸ The SuDS Manual (C753), CIRIA, December 2015.

Summary of SA objective 3

The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.

There are potential issues with connection to public sewers at this site and this would need to be resolved. Capacity is limited to 20-30 new dwellings in Durrington.

The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

Due to the ground conditions making mitigation of surface water problematic and the potential impacts on water resources, this site is considered as having a moderate adverse effect in relation to this objective.

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?

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

Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include 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.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?

Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Housing development at the site may be subject to noise pollution from road traffic and assessment should be undertaken.

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on 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. The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Assessment outcome (on balance) -

Summary of SA objective 4

Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers

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

aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Housing development at the site may be subject to noise pollution from road traffic and assessment should be undertaken.

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

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

Decision Aiding Questions. Will the development site ...

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

effect in relation this SA 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. However, the site is approximately 250m south west of the Flood Zone 2/3 associated with the River Avon and there are known surface water flooding problems at Hackthorne Road/Church Street. 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 within Flood Zone 2/3.</p> <p>This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/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>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would be unlikely to be capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual</p>

	(C753) ¹⁰ .
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>However, the site is approximately 250m south west of the Flood Zone 2/3 associated with the River Avon. As such, the development of the site has the potential to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</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, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. The potential risk of flooding created by new residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased. However soakaways and infiltration measures to mitigate surface water run-off are unlikely to be achievable at this site due to the ground conditions.</p> <p>The development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.¹¹</p> <p>Any proposals for development of this site should be informed by the Councils Groundwater Strategy.</p> <p>Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage a moderate adverse score is given against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	

¹⁰ The SuDS Manual (C753), CIRIA, December 2015.

¹¹ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

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 eastern edge of the site is some 138m of the Durrington Conservation Area which contains a number of listed buildings. The site is adjacent to other recent housing development and development of this site. Consequently, development of this site is achievable without visual impact on the conservation area.
2. Ensure appropriate archaeological assessment prior to development?	<p>On the basis of available evidence, there would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. There is significant archaeology on an adjacent site, running into this area. Evaluation and probably mitigation will be required for example excavation/preservation in situ. It is considered that mitigation would be problematic.</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. The landscape character is defined by modern houses built on post medieval fields that replaced medieval one. The existing housing respects former field parcels, and this should be a consideration in layout of the development.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	In accordance with legislation and national policy/local plan policy, the development of the site would promote the re-use of historical / locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>Given its distance from the Conservation Area and permitted residential development immediately to the east, the site would not affect the Durrington Conservation Area. Notwithstanding this it is noted that the Durrington Conservation Area Appraisal and Management Plan (CAAMP)¹² recognises that with significant sites for development adjacent to the conservation area, the overall quality and character could be enhanced or seriously eroded by planned future development. Accordingly the CAAMP requires careful analysis of the context of these sites to be undertaken with any development needing to relate to the</p>

¹² Dated January 2009

	form, grain, spatial qualities, building line or materials of the traditional development in the village. Well-design and laid out development on this site is not considered to be problematic.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting. The Stonehenge World Heritage Site is located approximately 700m south west of the site. The WHS is separated from the site by built development and so the site is unlikely to have a significant effect on its setting.
Assessment outcome (on balance) - -	
Summary of SA objective 6	
Development at this site will not affect the character or appearance of the Durrington Conservation Area.	
A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required un support of any planning application. This is considered a significant effect for which mitigation could be problematic.	
A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. The landscape character is defined by modern houses built on post medieval fields that replaced medieval one. The existing housing respects former field parcels, and this should be a consideration in layout of the development.	
On balance it is considered that the site could have a moderate adverse effect in relation to this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is part of the Upper Chalk Valley classification (5D) and as such the general opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat. The site is at the edge of Durrington and currently bordered with a road to the west and an undeveloped paddock to the north and allotments to the south. Land adjacent, to the east is an existing local plan allocation yet to be developed. Semi-detached houses front the road opposite the site. The site features some woodland/veteran trees (those along the northern boundary are subject to TPOs) and hedgerows

	<p>which should be retained and protected via a landscape buffer.</p> <p>Development of the site would appear as infill given the prominence of new development to the east and south of the site. It would need to have regard to the pattern of development on this side of the road, which is generally set back from the road.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of green infrastructure through public open space, connections to existing footpath networks and green corridors etc. Protected trees should be retained and protected through the provision of a GI buffer. This could reduce the capacity of the site and the layout of development.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Due to the size of this site it is unlikely that development of this site would have the potential to incorporate new public open space within the site however it could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
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 lies outside of the AONB and is not subject to any other landscape designations.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site could protect and add to the existing rights of way network. There are existing open spaces to the south of the site and an intensifying of development at this site would have an impact on these open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

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

Summary of SA objective 7

The site is at the rural fringe and currently bordered with a road to the west and green space to the north, south and east. The site currently contains a single house and gardens with part of a paddock. It is not in the AONB.

There are hedgerows and woodland/ veteran trees on or adjacent to the site and there would be a requirement for green infrastructure buffer to TPOs, which is likely to result in a reduction in capacity of the site.

Due to the location and relationship with existing recent development, development of this site is not considered to have a significant additional landscape impact.

On balance, it is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated and therefore minor adverse effects are envisaged on this SA Objective.

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

Decision Aiding Questions. Will the development site ...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply 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?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would 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 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?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs.

isolated dwellings?	
Assessment outcome (on balance) +	
Summary of SA objective 8	
The site could provide capacity for up to 14 residential dwellings (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing targets. It would be expected that a development of this size would include 30% affordable housing units. It is therefore considered that this site has a minor positive effect in relation to this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site ...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington. On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases and this would need to be resolved. This site is less than 1km

	distance from the Cross Plain surgery and could be reached by foot or bicycle from the site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation. This site is within Wiltshire 046D LSOA which is amongst the 20% least deprived areas of England. ¹⁴ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity could accommodate additional pupils from a maximum of 60 additional houses in Durrington. In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.
Assessment outcome (on balance) -	
Summary of SA objective 9	
The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space, therefore residents would be able to access facilities by walking and cycling. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield. Further services at Amesbury are accessible by bus and private car.	
Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on	

¹⁴ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

health facilities. It is considered possible to accommodate the additional pupils generated by the proposed number of new dwellings at this site.

On balance minor adverse effects are envisaged on this SA Objective as it is considered possible to mitigate against the pressure on local facilities.

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

Decision Aiding Questions. Will the development site ...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment: There is fair / good access to limited food retail, primary school, doctor and college within 1 km and further retail within 2km. Amesbury Town and Solstice Park (within 5km) are considered accessible by cycle, though there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
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 in a relatively sustainable location in that it is in walking or distance of services and facilities offered by Durrington. There is a bus service that connects Durrington to Salisbury, Amesbury and Pewsey for further services and employment.

Assessment outcome (on balance) -

Summary of SA objective 10

The site is located on the edge of Durrington, with good access to its facilities by walking and cycling. The site is accessible by foot, cycle and public transport to a variety of services including employment, schools, GP, town centre and food store. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.

There is a bus stop within a 6 minute walk of the site, which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.

The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There are no formal Public Rights of Way on or adjacent to the site.

The unavoidable increase in private car traffic generated from development would result in a minor adverse effect.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site ...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA objective 11	
Development would increase the local population and could contribute to the local economy through use of local shops and services, though the capacity of the site is relatively small.	
The site is scored as having a minor positive effect in relation to this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the vitality and viability of existing employment areas?	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 and would create jobs through construction.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA objective 12	
Development of the site would not lead to the loss of designated employment land.	
Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.	

On balance, the effect is considered to be minor positive in relation to this objective.

Site 3179 – Land off Larkhill Rd, Durrington

Site context

Site size: 10.66ha. Site capacity: approximately 143 dwellings.

The site is set in open countryside, with Larkhill Road (A3028) forming the northern boundary with Durrington beyond. The River Avon is located to the south 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 at this site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and trees at the site. However, the development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The River Avon SSSI/SAC is directly adjacent to the site at its south-eastern boundary. The development of the site for housing would be likely to lead to impacts on the River Avon SAC / SSSI and BAP Priority Habitat as well as other species supported by hedgerows and trees at the site.</p> <p>The site is agricultural land, which generally has limited ecological value due to the nature of the land use. However, features at the boundaries such as hedgerows and trees may support protected species. The site contains mixed deciduous woodlands which is a priority habitat. Coastal and Floodplain Grazing Marsh BAP Priority Habitat is located on the southern boundary of the site.</p> <p>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. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.</p> <p>Adjacent woodland will need to be buffered. The existing building is likely to support bat roosts, given the proximity to woodland.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features.
4. Require protection and provision of green corridors and river corridors,	The site is adjacent to the River Avon and partly within the floodplain (FZ 2/3). Development would be required to be located outside of the floodplain. No direct discharge to the river would be permitted and a Construction Environmental Management

with use of buffer strips, where necessary?	Plan would be required in order to protect the river and its floodplain during the construction phase of the development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure for example; adjacent woodland will need to be buffered.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains priority habitats: mixed deciduous woodland and Coastal and Floodplain Grazing Marsh BAP Priority Habitat is located on the southern boundary of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The adjacent woodland would need to be buffered and development of the site would offer opportunity to protect designated 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 into 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	
The River Avon SSSI/SAC approximately runs along the southern boundary of the site.	
The site is agricultural land, which generally has limited ecological value due to the nature of the land use. However, features at the boundaries such as hedgerows and trees may support protected species. The site contains mixed deciduous woodlands which is a priority habitat. Coastal and Floodplain Grazing Marsh BAP Priority	

Habitat is located on the southern boundary of the site.

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. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.

Adjacent woodland will need to be buffered. The existing building is likely to support bat roosts, given the proximity to woodland.

The evidence indicates that as the site is adjacent to the River Avon and partly within the floodplain, no development would be allowed within the floodplain or within 20m of the channel. A Construction Environmental Management Plan would be required in order to protect the river corridor and its floodplain during the construction phase of the development.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

It is considered that there are potential significant ecological issues at this site and mitigation may be problematic, and therefore this site score a moderate adverse effect against this objective.

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

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located just outside the settlement boundary of Durrington with access directly off Larkhill Road. The site is an accessible distance from the services and facilities at Durrington and bus stops that serve bus routes to Larkhill, Pewsey, Amesbury and Salisbury. However, residents are likely to rely on the use of private care to access a wider range of services and employment further afield. The southern part of the site would be less accessible due to its distance from the main road.</p>
<p>2. Maximise reuse of Previously Developed Land where possible/appropriate?</p>	<p>This is a greenfield site and there is no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>Given the greenfield use of the land it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. Notwithstanding this the site should be screened for the any contaminated land potential.</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?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>Summary of SA objective 2</p> <p>The site is not located on previously developed land so would not contribute positively to this objective. It is unlikely to require remediation.</p> <p>No up to date information is held as to the grade of agricultural land on 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 such a loss would be minor to negligible.</p> <p>The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.</p> <p>On balance, the effects are minor adverse against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site ...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The development of the site for housing would be capable of being supported by existing and planned water supply.</p> <p>No local sewers are available – long off site connecting sewer to foul water system.</p> <p>Surface water to local land drainage system subject to flood risk measures. Capacity is limited to 20-30 new dwellings in Durrington.</p>

	In light of predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which development of the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.
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. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company, Environment Agency and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<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 Sustainable Drainage Systems within any development scheme to control the risk of surface water flooding from impermeable surfaces. Current evidence indicates that there are limitations to sewer services as there are no local sewers available – long off site connecting sewer to foul water system. Capacity is limited to 20-30 new dwellings in Durrington.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)¹⁵ – part E - chapter 25 in order to determine an appropriate drainage strategy. Surface water systems must be sealed as per sewers. Soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate.</p> <p>Surface water disposal may be an issue: surface water would drain to local land drainage system subject to flood risk measures, and infiltration / soakaways may not be possible at this site. Part of site is within Flood Zone 3 and development at any part of the site would be in close proximity to the river, and therefore surface water disposal may be an issue. If surface</p>

¹⁵ The SuDS Manual (C753), CIRIA, December 2015.

	water cannot be adequately controlled, development at this site is likely to lead to an unacceptable impact on flooding and the River Avon SAC/SSSI. A detailed FRA would be required to support an application at the site.
5. Protect, and where possible, improve surface, ground and drinking water quality?	<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>Most of the site is within a Groundwater Source Protection Zone (Zone 1), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.</p> <p>Infiltration techniques should not be used due to the need to protect potable water quality. The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</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>The site is within the Hampshire Avon catchment and as such there are potential implications for the River Avon SAC from surface water discharges during the construction phase as well as through the overall design of the site and its post-occupation impacts.</p> <p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
Assessment outcome (on balance) - -	
Summary of SA objective 3	
<p>The site lies within Groundwater Source Protection Zone 1, therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.</p> <p>The site is in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff.</p> <p>The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.</p> <p>Flood Risk Assessment and drainage strategy will need to inform an appropriate solution for surface drainage especially given that the southern part of the site is within FZ2/3.</p> <p>Because of the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this option is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>The available evidence indicates that there are no local sewers available and there would need to be a long connection to off-site sewers. Surface water would have to</p>	

drain to a local land drainage system subject to flood risk measures. The developer must make arrangements for surface and foul water drainage in discussion with the utilities company, EA and Local Lead Flooding Authority (LLFA). Capacity is limited to 20-30 new dwellings in Durrington.

On balance it is considered that the site has a moderate adverse effect in relation to this objective due to the likely difficulties of managing surface water and connecting to sewage systems as well as the impacts on water resources.

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

Decision Aiding Questions. Will the development site ...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include 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.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site may be impacted by noise pollution from an adjacent industrial use and pump house. A noise assessment would be required.</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 ¹⁶ ?	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. The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus and Amesbury may be accessible by cycle if cycle route upgrades are carried out. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA objective 4	
Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the	

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

site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

A noise assessment would be required to assess the noise from the adjacent industrial use and pump house.

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

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

Decision Aiding Questions. Will the development site ...

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

effect in relation this SA 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?

The northern part of the site is located within Flood Zone 1. The southern portion of the site (approx. 6.5ha) is within an area of Flood Zone 2/3 associated with the River Avon and should be sequentially excluded from development so as to limit the potential to exacerbate flood risk from fluvial sources. Any planning application would need to be supported by a Flood Risk Assessment.

This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/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.

2. Ensure that development can adapt to the predicted future impacts of climate change?

As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:

- 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, 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>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would not be technically capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753)¹⁷.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	Whilst development would not be located within the floodplain, discharge of water to the River Avon could result in flooding further downstream.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site should avoid that part located within flood zone 3.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 5b</p> <p>The northern portion of the site (approx. 6.5ha) is located within Flood Zone 1. However, the southern portion of the site is within an area of Flood Zone 2/3 associated with the River Avon and should be excluded from any development. Notwithstanding this, there is still potential to increase flood risk off the developed area of the site and contribute to surface water runoff to the River Avon close to the site. A further buffer may be required as mitigation.</p> <p>The site is within a groundwater sensitive area surface water attenuation may be difficult to achieve. Any development at this site should be informed by Wiltshire Council's Groundwater Strategy. In addition, the site would require any planning application for development to be supported by a Flood Risk Assessment/ Drainage</p>	

¹⁷ The SuDS Manual (C753), CIRIA, December 2015.

Strategy in line with the Council's guidance.

Any development on the site has the potential to reduce vulnerability to climate change by incorporating building design and on-site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.¹⁸

Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions a moderate adverse score against this objective is given.

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>Durrington Walls and Woodhenge Scheduled Monument lie approximately 450m west of site – includes henge monuments, a round barrow cemetery, two additional round barrows and four settlements. Grade II listed buildings (the Dovecote (formerly with Watergate Farm) and Watergate House are situated to the east of the southern part of the site, separated by a field and the River Avon.</p> <p>Development of the site may affect the setting of the scheduled monuments and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspect would seem capable of mitigation</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>On the basis of available evidence, there would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. The site has a high archaeological potential and mitigation is considered to be problematic. An assessment of the historic landscape has been carried out and the sensitivity of this site has been assessed as 'high'. The site is described as 'post medieval water meadows' with the southern part of the site intact. Such landscapes are uncommon and area locally distinctive, as such mitigation could be problematic.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site does not contain any historical buildings and does not have potential to promote sensitive re-use of historic buildings.</p>

¹⁸ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

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 site is at southern edge of Durrington Conservation Area some distance from the conservation area which is predominantly focused around the northern part of Durrington. Accordingly, any development on the site would not impact upon this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Although some 450m east of the World Heritage Site and Durrington Walls and Woodhenge Scheduled Monument, development of the site may have an impact on the setting of these designations due to the openness of the landscape in between.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 6</p> <p>The World Heritage Site, Durrington Walls and Woodhenge Scheduled Monument are approximately 450m west of the site. This comprises henge monuments, a round barrow cemetery, two additional round barrows and four settlements. Development at this site may have an impact on the setting of these scheduled monuments.</p> <p>The historic landscape sensitivity is considered to be high with post-medieval water meadows intact. The archaeological potential is considered to be high and potentially problematic to mitigate.</p> <p>A Historic Impact Assessment would be required as part of any future planning applications to determine any impact of development; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the post-medieval water meadows in this part of Durrington.</p> <p>Overall it is considered that this site has significant moderate adverse effects on the historic environment which would be problematic to mitigate.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is part of the Upper Chalk Valley classification (5D) and as such the opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat and maintain rural character.

	<p>The site is at the rural fringe with residential properties to the north on the opposite side of Larkhill Rd and sporadic limited development along the southern side of the road in the vicinity of the site.</p> <p>There are some hedgerows that should be retained and enhanced through buffer planting.</p> <p>The southern part of the sites is particularly open forming water meadows to the River Avon. Any development which extended southwards of existing development would be visible and detract from the landscape character hereabouts.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and retention of hedgerows and an associated green infrastructure buffer would be required. Provision of this may result in a reduced capacity for the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of this site has the potential to incorporate new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
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 lies outside of the AONB and is not subject to any other landscape designations.
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. There are no Public Rights of Way on or adjacent to 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.

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

Assessment outcome (on balance) -

Summary of SA objective 7

The site is located at the southern edge of Durrington, on the rural fringe. The site contains hedgerows which would need to be retained and protected with a green infrastructure buffer. The site is not in the AONB.

Development of the whole site would be likely to result in the uncharacteristic southerly extension of development south of Larkhill Road and significantly urbanise the appearance of the countryside hereabouts. The effects could be mitigated through focusing development close to the road and, with robust mitigation and enhancement strategies, the site boundaries. The effect against this objective is therefore considered 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 (143 units) would significantly 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?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would 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 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?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs.

Assessment outcome (on balance) + +

Summary of SA objective 8

The whole SHLAA site provides capacity for up to 143 residential units (though this may be reduced by the necessary mitigation set out in this assessment), which contributes towards Wiltshire's housing unit targets. A site of this size would be expected to deliver 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need. It is therefore considered that this site has a moderate positive effect in relation to this objective.

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

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>In accordance with national policy/local plan policy, the site is relatively sustainably located with opportunities to access local health facilities. The northern part of the site is potentially more accessible to Durrington town than the southern part of the site. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington.</p> <p>On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases and this would need to be resolved. This site is approx. 500m distant from the Cross Plain surgery and could be reached by foot or bicycle from the site.</p>
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local

most deprived areas?	community to access a decent home and thereby help reduce deprivation. This site is within Wiltshire 046B LSOA which is amongst the 50% least deprived areas of England. ²⁰ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity could accommodate additional pupils from a maximum of 60 additional houses in Durrington. In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.
Assessment outcome (on balance) -	
Summary of SA objective 9	
<p>The site is well located to the centre of Durrington and is within reasonable access to facilities such as shops, health centres and schools located on Bulford Road. The southern portion of the site would be less accessible. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.</p> <p>Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on health facilities. It is considered possible to accommodate the additional pupils generated by a maximum of 60 new houses in Durrington. As such the proposed number of houses at this site could not be accommodated and it may be possible to mitigate this by reducing the number of dwellings so that there is maximum of 60 additional houses in the town. On balance therefore this site is considered to have a minor adverse effects on this SA objective and mitigation measures are</p>	

²⁰ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

considered achievable.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site ...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. This site is considered to have cycling and walking access to local doctor, primary school, college and some food retail. The cycling distance to Amesbury is considered reasonable however there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
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 in a relatively sustainable location in that it is in walking or cycling distance of services and facilities offered by Durrington. There is a bus service that connects Durrington to Salisbury, Amesbury and Pewsey for further services and employment.
Assessment outcome (on balance) -	
Summary of SA objective 10	
<p>The site is located on the edge of Durrington, and therefore can readily access facilities by walking and cycling. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.</p> <p>There is a bus stop within a 6 minute walk of the site, which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.</p> <p>The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network.</p> <p>Unavoidable increase in private car traffic generation from the development of this site for up to 143 dwellings would result in a minor adverse effect.</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	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly

and/or employment opportunities in town centre locations to aid urban regeneration?	assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA objective 11	
<p>Development would not result in the loss of designated employment land. However, development will also increase the local population and could contribute to the local economy through use of local shops and services.</p> <p>The site is scored as having a minor positive effect due to its potential to boost the economy at the town by providing additional population to support the local economy and workforce.</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?	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 and to create jobs directly and indirectly.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA objective 12	
<p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.</p> <p>On balance, the effect is considered minor positive in relation to this objective.</p>	

Amesbury

Site 3379 - Land north of London Rd, Amesbury

<p>Site context</p> <p>Site size: 4.48 ha. Site capacity: approximately 101 dwellings.</p> <p>The site is a sloping, triangular field and there is screen planting next to the A303. To the north of the site is the A303 and the open countryside of Salisbury Plain but with some overhead lines and communication mast infrastructure on higher ground. The site is severed from this landscape by the A303. On lower ground there are some copses and woodland belts. To the north west is the River Avon. The main town of Amesbury is located to the south of the site.</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 at this greenfield site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and roadside trees. However, the development of the site for housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA); and approx. 2 km from the east of the site at its nearest point. The site comprises pasture/arable field surrounded by hedgerows and roadside tree planting.</p> <p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain Special Protection Area (SPA) housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>Development at the site must incorporate mitigation measures in relation to green infrastructure to protect existing habitats and biodiversity. The site is within the catchment of the River Avon SAC and as such there are potential implications for water resources and surface water discharges. The hedgerows surrounding the site are priority habitats and should be retained and green infrastructure incorporated to protect the habitats. Ecological assessment with further details on proposals will be required in order to assess likely impacts.</p> <p>Development at the site has potential to enhance biodiversity resulting in a net gain.</p>

3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the Countess Farm Swamp County Wildlife Area, the River Avon SAC and the wider countryside.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<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, specifically, the hedgerows and roadside tree planting at this site which forms secondary wildlife corridors, as well as the woodland to the east of the site.</p> <p>The site falls within the catchment of the Hampshire Avon with a drainage ditch at the northern (downslope) edge of the site flowing directly into the main river. As such there are potential implications for habitats/biodiversity from surface water discharges. Surface water and pollution must be attenuated at the site so that pollution does not impact the River Avon SAC/SSSI.</p>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.</p> <p>The site contains BAP Priority Habitat (hedgerows) and wooded land adjacent to the east of site, which must be retained.</p>
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 and displacement of stone curlew from known nesting sites near the settlement. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodlands as there are no areas of ancient woodlands in close proximity to the site. Protection should be given to mature trees within the site and at site boundaries, including the woodland area to the east of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required should the site progress into any subsequent stage of the selection process.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA objective 1</p> <p>The site comprises pasture/arable field surrounded by hedgerows and roadside tree planting. It generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and form secondary wildlife corridors. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts.</p> <p>The high level ecological assessment shows that the site contains priority habitat (hedgerows), which should be retained. There is potential to create or enhance habitats through developing the site. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.</p> <p>Hedgerows must be retained as a BAP priority habitat and housing density must be limited to ensure there can be an adequate buffer to the hedgerows. Green infrastructure must be incorporated to act as a buffer to the existing wildlife corridors (roadside trees, hedgerows) and wooded land to the east of the site. The site is within 6.4km buffer zone for Salisbury Plain SPA (approximately 2km east of site at closet point) and housing development may trigger contributions to the Salisbury Plain Stone Curlew Project.</p> <p>The site falls within the catchment of the Hampshire Avon with a drainage ditch at the northern (downslope) edge of the site flowing directly into the main river. As such there are potential implications for habitats/biodiversity from surface water discharges. Surface water and pollution must be attenuated at the site so that pollution does not impact the River Avon SAC/SSSI.</p> <p>Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Amesbury in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>It is considered that there are potential significant ecological issues at this site and mitigation may be problematic and therefore a moderate adverse effect is considered likely on this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site ...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is within good proximity of a wide range of services at Amesbury town centre and at the edge of town where an employment area is located near to the site. These services are accessible by foot, cycle and public transport.</p>
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?	Notwithstanding its greenfield use, there is evidence to suggest that a proportion of the site is contaminated. The presence of contamination should be assessed fully prior to any development taking place at this site.
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.
6. Protect the best and most versatile agricultural land?	There is no evidence to confirm whether the site is BMV land. However, the site is surrounded by development which might limit the extent of its agricultural use as well as potentially hinder its quality/classification. Accordingly, in this context the land is not assumed to be BMV. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	

Summary of SA objective 2

The site is not located on previously developed land; the site is greenfield and there is some evidence of contamination and presence of contamination should be fully assessed before development takes place.

No up to date information is held as to the grade of agricultural land on site. However, the land is surrounded by development, separated from open countryside and any other agricultural activity. In this context, its loss, even if BMV, is considered to be minor to negligible.

The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.

On balance the site is scored as having a minor adverse effect against this SA objective and mitigation measures are considered to be achievable.

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

Decision Aiding Questions. Will the development site ...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>The existing or planned water supply network would be capable of supporting the development of the site, subject to agreement on connection point. There are existing trunk mains located within the site boundaries. Statutory easements apply and would be subject to diversion if affected by site layout.</p> <p>In line with national and local planning policy / practice, the development of the site for housing would be capable of incorporating measures to respond to the predicted effects of climate change. This site has possible surface water issues as surface water flows to a watercourse and a culvert under the roads do give rise to localised flooding therefore specific attention should be given to possible increased precipitation and surface water drainage and the impact on local flooding. In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on ecology of the River Avon.</p> <p>Foul water may require a pumped connection to a satisfactory point of disposal. 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. 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.</p>
<p>3. Ensure the installation of water</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.</p>

saving measures such as rainwater harvesting and water metering?	water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Development of this site will need to consider provision of on-site and/or off-site surface and foul water drainage. This site is in a groundwater sensitive. Surface water systems must be sealed as per sewers. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water, in line with the Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)²¹ – part E - chapter 25.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems within any development scheme to control the risk of surface water flooding from impermeable surfaces.</p> <p>There are possible surface water issues at this site – the culvert under the roads do give rise to localised flooding.</p> <p>Foul water flows may require a pumped connection to a satisfactory point of disposal.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<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 not within a groundwater source protection zone.</p> <p>The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
6. Encourage sustainable and efficient	The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction

²¹ The SuDS Manual (C753), CIRIA, December 2015.

<p>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>will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA objective 3</p> <p>The site is not within a Groundwater Source Protection Zone. However, the site is within the River Avon catchment with implications for water resources and surface water discharges: The site drains to a watercourse which drains into the River Avon, so there is potential for pollution caused by surface water runoff. Further technical work will need to be done to determine whether a successful SuDs scheme is possible, as potential groundwater issues and chalk substrate may mean some drainage measures are unlikely to be successful. Housing numbers may need to be limited in order to mitigate against this issue. A detailed FRA would be required to support an application at the site as it is in close proximity to an area of Flood Zone 3 and there is known localised flooding. Extended ground water monitoring is required due to seasonal variations in line with Wiltshire Council Groundwater Strategy and CIRIA guidelines – part E - chapter 25.</p> <p>Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage in the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>Due to the ground conditions, control of surface water may be problematic to mitigate. This site is therefore scored as a moderate adverse effect against the objective, though impacts are not necessarily considered to be absolutely insurmountable based on current evidence. Substantial technical work will be required to support an application to demonstrate that drainage and flooding can be satisfactorily controlled for this site to be successful.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site ...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is not within an Air Quality Management Area.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services at the town centre, with facilities such as GP surgeries, shops, school, sports</p>

	<p>centre, with additional services in closer proximity to the site, such as supermarket and employment areas. These key services are therefore accessible by foot and cycle, which should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The A303 is likely to be a source of ambient noise and air pollution for this site and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to reduce the impact, however because of the implications of topography on the success of the mitigation, there may be implications for the layout and capacity of the site.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The impacts on the development from traffic on the A303 generating NO₂, SO₂ and PM₁₀ and other particulates should be assessed and appropriate mitigation implemented.</p>

4. Seek to reduce development in or near to AQMAS ²² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). The site is located within a distance of Amesbury town centre and local services that are accessible by foot, bicycle or bus. Therefore, development of the site has the potential to reduce the need to travel by private car by making optimum use of its location and proximity to services and sustainable transport options. Opportunities for bicycle storage and linking walking and cycling routes should be considered in order to maximise this opportunity.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 4</p> <p>Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers</p>	

²² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

aware of Car Share Wiltshire as well as the ability to charge electric cars at home. The development also has the potential to maximise the opportunities presented by the close proximity to sustainable transport options, employment and services and should incorporate design features such as cycle storage.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Residential development at this site could be significantly impacted by noise on all three sides; traffic on the A303 and the industrial uses to the south east and south west.

The busy A303 is likely to be a source of ambient noise and air pollution for this site and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to attenuate noise for the road, however, the topography of the site is likely to have implications on the success of any such buffer, which may have implications for the layout and capacity of the site.

There would also need to be buffer zones/barriers between the business uses to the south east and south west and any residential properties.

When all decision-aiding questions are considered, moderate adverse effects are envisaged on SA Objective 4 and mitigation measures are considered to be potentially problematic.

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	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design

change through sustainable building practices?	measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA 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.</p> <p>However, the site slopes down to the north, and land 20m to the north of the site is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>As such, the development of the site is likely to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. If this is not possible, the site should be immediately removed from any further assessments.</p> <p>There is known localised flooding in close proximity to the site and parts of the site area affected by surface water flood risk for 1 in 30/100 events. As well as the impact on flood risk from fluvial sources, the risk of flooding from increased surface runoff should be assessed and mitigated. A Flood Risk Assessment would be required in support of an application.</p> <p>This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/storm water disposal system which may have an impact on the size and area of development.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and</p>

	landscape.
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would not be technically capable of accommodating certain SuDS measures.</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least</p>

	12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753) ^[1] .
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. However, land north of the A303 (up to 20m distance from the site), is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>As such, the development of the site is likely to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. If this is not possible, the site should be immediately removed from any further assessments.</p> <p>There is known localised flooding in close proximity to the site and parts of the site area affected by surface water flood risk for 1 in 30/100 events. As well as the impact on flood risk from fluvial sources, the risk of flooding from increased surface runoff should be assessed and mitigated. A Flood Risk Assessment would be required in support of an application.</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. However, land 20m downslope and to the north of the site is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>There is potential to increase flood risk off site through increased surface water runoff development. Due to ground conditions certain SuDS techniques are unlikely to work. Other techniques may be required which may result in a reduction in the number of dwellings that can be delivered at the site. Any development at this site</p>	

^[1] The SuDS Manual (C753), CIRIA, December 2015.

should be informed by Wiltshire Council’s Groundwater Strategy.

The site would require planning application for development to be supported by a Flood Risk Assessment/drainage strategy in line with the Council’s guidance.

Any development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.²³

Due to its potential to exacerbate flooding and given that mitigation is likely to be problematic because of ground conditions, this site is considered to have a moderate adverse effect in relation to this objective.

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 no listed buildings in the vicinity of the site and the Amesbury Conservation Area is to the western side of town.</p> <p>The site is to the east of a scheduled barrow on Ratfyn Road. However, this is separated from the site by more modern development and would be unlikely to be significantly impacted by housing development at this site.</p> <p>Accordingly development would not affect any heritage assets.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>There are known barrows and burials on the site and adjacent to the site. The site is in Amesbury which is an area of high archaeological potential. There would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. Development at this site is considered to have a significant potential impact on archaeology that could be problematic to mitigate.</p>

²³ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not contain any buildings and does not have potential to promote sensitive re-use of historic buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing has the potential to deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site is not in close proximity to the Amesbury conservation area and development at the site is unlikely to affect the setting of the conservation area or nearby heritage assets.</p> <p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage sites associated with the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting.</p> <p>The Stonehenge World Heritage Site is located approximately 700m west of the site, and is unlikely to be affected by development of the site.</p>
Assessment outcome (on balance) - -	
<p>Summary of SA objective 6</p> <p>There are known barrows and burials on the site and adjacent to the site. The site has high archaeological potential. An archaeological assessment would be required for any planning application at this site. It is considered that potential impacts on archaeology would be significant and that mitigation could be problematic.</p> <p>Development of the site would not affect any other heritage assets.</p> <p>The site is considered to have a moderate negative effect because of the potential impact on archaeology.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The landscape character assessment indicates that the site is part of the Salisbury Plain East (3B) classification and it is considered that opportunities to protect and enhance the landscape are associated with conserving chalk grassland and biodiversity and woodland. The site also has character associated with the Upper Chalk Valley (5D) classification and opportunities for landscape protection and enhancement are associated with replanting hedgerows, woodland, conserving and restoring remnant water meadows and reconnecting and recreating wetland habitat. There is residential development to the west of the site as well as some industrial units. Industrial units and landscaping partially screen views of the site from existing residential properties.</p> <p>The site is prominently located on the approach to Amesbury and provides a transition between urban and rural to the south of the A303. The topography of the site would be an important factor influencing development at the site.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to contribute to a comprehensive network of Green Infrastructure.</p> <p>The development would have the potential to make suitable provision for buffers to recognised green/water course corridors, specifically, roadside tree planting which forms secondary wildlife corridors. This is likely to lead to a reduction in capacity of the site.</p> <p>Hedgerows and mature trees on site should be retained and a green infrastructure used to protect them.</p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p>Development of this site has the potential to incorporate new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.</p>

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁴ ?	There are no landscape designations that affect this site.
5. Protect rights of way, open space and common land?	Development of this site would lead to a net loss of green space at the rural fringe. Evidence to date is not clear on whether this land is currently classed as public open space, so it is not possible to determine whether there would be a net loss in accessible green space. If the site is developed it is likely to be expected to provide onsite public open space.
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 rural fringe and in an area of transition between urban and countryside. It is partially screened from residential development to the west of the site. The landform is a sloping site with hedgerows. It has substantial screening at its boundary with the A303 but would be visible from the open countryside sloping to the north.</p> <p>The site is within close proximity to the Salisbury Plain SPA and would require green infrastructure buffer to protect hedgerows and mature trees / woodland.</p> <p>Development would lead to the increased urbanisation of this north eastern side of Amesbury. However, depending on the design of the development and use of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible, the development could contribute positively rather than necessarily</p>	

²⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

adversely. Development of the site would avoid some of the more highly valued designations such as AONBs.

It is considered that housing development at this site would result in very few/negligible landscape and visual impacts. On balance the site is scored as having a minor adverse effect in relation to this objective and mitigation measures are considered to be achievable.

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?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would 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. The site is located at Amesbury which is a Market Town as defined by the Wiltshire Core Strategy and has a good level of services and potential for development. The site is at the edge of the town with potential for good access to employment, services and recreation.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Amesbury town. It is not intended that this site will meet rural housing needs.

Assessment outcome (on balance) + +

Summary of SA objective 8

The site is in a sustainable location and has capacity for up to 101 residential units (though this may be reduced through the mitigation set out in this assessment) which contributes towards Wiltshire’s housing unit targets. A site of this size would be expected to deliver 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need. It is therefore considered that this site has a moderate positive effect in relation to this objective.

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

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and it will also provide opportunities for informal surveillance of a business park, thereby reduce crime/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. Linkages to existing footpaths and cycle ways would need to be maximised.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local

<p>that they are able to cope with the additional demand?</p>	<p>health facilities without breaching their existing capacity.</p> <p>On the basis of current evidence the health facilities in Amesbury are at capacity. There are likely to be capacity issues at both Barcroft and St Melor surgeries as the population increases and this would need to be resolved. This site is within the catchment area of both surgeries and at less than 1km distance the surgeries could be reached by foot, bicycle or bus from the site.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 048A LSOA which is amongst the 40% least deprived areas of England. However, the site is very close to an area which is amongst the 30% most deprived areas in England.²⁵ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of a local community campus.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated</p>	<p>Some of the primary schools in this area are currently being expanded as numbers are rising fast. A feasibility study would be required to investigate whether the existing local school can be expanded. The site size suggests that potential for this may be limited. The proposed development at King's Gate is likely to generate the need to deliver a new school and if this site were to proceed there is potential to consider making the new school larger. If the school is permitted, it would be able to</p>

²⁵ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

from the site?	<p>accept pupils no sooner than Sept 2019.</p> <p>In relation to secondary education, Amesbury Stonehenge School currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) -	
<p>Summary of SA objective 9</p> <p>The site is within a good proximity of services and facilities provided by Amesbury as well as open space, which can potentially be reached by foot, bicycle or bus.</p> <p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>There may be limited potential to expand the current local primary school, however there is potential to consider making a new school larger if the site goes ahead. The secondary provision is currently being expanded and would need to be expanded further if this site goes ahead.</p> <p>There would need to mitigation to address the additional pressure on health facilities and schools, which is considered possible. For that reason the site is considered to have a minor negative effect, despite the potential provision of affordable housing and accessibility to services.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site ...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment, both directly by linking the site to existing footpaths and cycleways and indirectly through contributions to improve links to the town from the area of the site. The site is well located to the retail outlets in the London Road Principal Employment Area, and is within reasonable walking distance of the Amesbury sports centre, schools and other facilities. There is also a continuous pedestrian link from London Road (on the site's southern boundary) to Amesbury town centre. There are several pedestrian crossings of London Road between the site and town centre.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to provide cycle storage and create links to existing cycling infrastructure, on London Road and potential links at the western end of the site with the footpath / cycleway at the northern end of Ratfyn Rd.
3. Improve the jobs/homes balance, to	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on

reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	<p>The site is adjacent to employment and retail uses and is within accessible distance from the town centre. There are bus routes that serve the town centre, and the surrounding area, including Bulford, Durrington, Pewsey, Salisbury and Andover. These bus routes can be accessed from bus stops adjacent to the site on London Rd.</p> <p>This site has a good location with regards to sustainable transport options, however in order to maximise this potential the development must be designed to incorporate features such as cycle storage and on-site paths that link to off-site pedestrian, cycle and bus routes.</p>
Assessment outcome (on balance) +	
<p>Summary of SA objective 10</p> <p>The site is well located on the edge of Amesbury. The site is accessible by foot and public transport to a variety of services including employment, schools, GP, foodstore and leisure centre, which could help to reduce the need to travel and out-commuting.</p> <p>The development would not be expected to have a significant negative effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There is a Public Right of Way close to the site and cycle routes and it would be beneficial to explore how the site may be linked to it.</p> <p>This site has a good location with regards to sustainable transport options, however in order to maximise this potential the development must be designed to incorporate features such as cycle storage and on-site paths that link to off-site pedestrian, cycle and bus routes.</p> <p>On balance this site is scored as having a minor positive effect in relation to this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site ...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA objective 11

Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.

The site is well located to the London Road and Solstice Park Principal Employment Areas, and so has good potential for the residents to access local employment opportunities.

On balance the site is scored as having a minor positive effect due to its potential to boost the economy at the town by providing additional population to support the local economy and workforce.

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?	<p>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.</p> <p>The local employment areas are considered full and there have been comments that the proposed site would be better suited to employment rather than housing.</p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p>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 and thereby improve self-containment/reduce out-commuting.</p>

Assessment outcome (on balance) +

Summary of SA objective 12

Development of the site would not lead to the loss of designated employment land or provide such land. However it would support existing employment areas and would provide jobs directly and indirectly through construction.

On balance, the effect is considered to be minor positive in relation to this objective.

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