

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.4 Devizes Community Area Remainder

Wiltshire Council

May 2018

ANNEX 1 – A.4 Devizes Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.4 Devizes Community Area Remainder

Devizes Community Area Remainder - Stage 3 Assessment Tables

Sites considered in this Area of Search

Site 530 – Fiddington Hill, Market Lavington	Site 374 – R/O 37 White Street, Market Lavington
Site 3268 – Land at the Spring, Market Lavington	Site 1089 – Southcliffe, Market Lavington
Site 2055 – Underhill Nursery, Market Lavington	Site 3443 – Land to the east of Lavington School, Market Lavington
Site 529 – Land at Southcliffe Road, Market Lavington	

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

Site 530 – Fiddington Hill, Market Lavington	Site 374 – R/O 37 White Street, Market Lavington
Site 2055 – Underhill Nursery, Market Lavington	Site 1089 – Southcliffe, Market Lavington
Site 529 – Land at Southcliffe Road, Market Lavington	Site 3443 – Land to the east of Lavington School, Market Lavington
<u>Site 3268</u> – <u>Land at the Spring, Market Lavington</u>	

Market Lavington

Site 529 – Land at Southcliffe Road, Market Lavington

<p>Site context</p> <p>Site size: 4.09ha Site capacity: approximately 92 dwellings</p> <p>The area is characterised by open countryside to the south and south east, allotment gardens, paddocks and arable farmland dominate the site. Existing residential development and High Street frontages to the north and west. The site is predominantly flat to the north but rises uphill to the south.</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>The site is on farmland/amenity space, which generally has limited ecological value due to the nature of the land use, the features at the boundaries such as hedgerows and trees may support protected species. Ecological assessment would be required to support a planning application and further details on the proposals would be required to accurately assess likely impacts. There would be limited potential to create or enhance habitats at a landscape scale and make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.</p> <p>Domestic scale outbuildings and arable/semi-improved grassland (allotment land) features are present on site. These features would also need to be subject to ecological assessment at planning application stage to ascertain whether they support protected species and wider biodiversity.</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 located approx. 860m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 650m east of the site.</p> <p>As the site lies within the 6.4km buffer zone for Salisbury Plain SPA mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</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/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI (protected Stone Curlew) and hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations if the site is taken forward into any subsequent stage of the selection process. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for housing development would be potentially acceptable.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors. Further planting would significantly improve local Green Infrastructure.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering some multi-functional Green Infrastructure and improve habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site hosts a Traditional Orchard which is identified in the BAP as a priority habitat. In addition a Deciduous Woodland BAP priority habitat is located approximately 100m to the south-west of the site.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to maintain and enhance local habitats through additional planting and wider biodiversity improvements.</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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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?	There are no ancient woodland features on, or adjacent to the site. However, the presence of Traditional Orchard priority BAP habitat on site and Deciduous Woodland priority BAP habitat approximately 100m to the south-west would need to be carefully assessed/protected and enhanced. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
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 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	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant 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	
<p>The site lies within the Council's buffer zones for Salisbury Plain SPA and further assessment would therefore be needed to mitigate potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage of the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of priority BAP habitats on-site (Traditional Orchard) and approximately 100m to the south-west (Deciduous Woodland) would necessitate ecological assessment work to be undertaken to support a planning application. Further planting and wider mitigation measures may be required to address any impacts associated with the development of the site, which while considered possible are likely to reduce the capacity of the site. Again, such measures would need to be identified and appropriately designed as part of the planning application process.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered possible.</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 site is situated on the edge of the local service centre of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located close to the village core so is within a good walking/cycling distance to the shops and facilities of the village. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-east of the village on former allotment gardens/arable farmland and adjacent to the Conservation Area. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship adjacent to the Conservation</p>

	Area and nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield land and hence would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land (allotment gardens/orchard/arable farming), as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that significant remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises part of a large arable field/orchard/allotment gardens. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site forms part of a large agricultural field that appears to have been used for allotments/orchard/arable farming. Though at a sustainable location near to the village core of local service centre, due to the site being adjacent to the Conservation Area and Listed Buildings it is unlikely that density of housing could be maximised at this site. No detailed assessment has yet been made in terms of soil quality, but development would result in the permanent loss of such resources. The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. Overall this site is considered to have a minor adverse effect in relation to SA Objective 2.

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 development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>The capacity of the local sewerage network would need to be investigated further in order to support a planning application. On the basis of evidence gathered to date, there would appear to be limited capacity in local foul water sewers and this may account for recorded incidents of downstream sewer flooding. There are currently no surface water systems in situ within the site.</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. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul,</p>

	storm and surface water systems.
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?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ¹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on quality and quantity of groundwater resources.
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	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

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

and Lambourn Floodplain SAC?	
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Given the potential delivery capacity of the site, development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse for this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1 km of key services and facilities in Market Lavington 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: 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 assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of	Development of the site for approximately 92 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing

noise, light pollution, odour and vibration through the layout, design and/or location of development?	residential area and footpaths, appropriate mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Appropriate mitigation measures to limit the impacts on local air quality associated with vehicular movements 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 ² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
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). Appropriate mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. An assessment of the potential impacts of housing development on the Ancient Woodland to the south-east of the site, as well as on-site trees and hedgerows would need to be

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

	undertaken to support any subsequent planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated adjacent to south-eastern boundary of the settlement on open arable/former allotment land. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. 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>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>Overall the likely effects against this SA objective are considered to be minor adverse.</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 through the construction and occupation phases of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency measures will be encouraged through the application/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	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

practices?	the construction phase would also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
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 to lead to a reduction in greenhouse gas emissions.</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 impact in relation this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1 and no evidence exists at this stage to suggest it is affected by other sources of flood risk. There do not appear to be any watercourses in close proximity to the site. The risk of flooding from surface water run-off generated as a result of built development would need to be addressed through appropriate mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>Given the site's location and proximity to higher ground to the south, development may lead to potential increase in surface water flood risk elsewhere. Notwithstanding the low risk of flooding, a flood risk assessment and drainage strategy would need to be submitted at a subsequent planning application stage, particularly in terms of groundwater/surface water flood risk.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates further. There would also be need to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would be required to inform a suitable drainage strategy. The potential to accommodate appropriately scaled SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the sloping nature of the site, consideration would need to be given to the control/management of surface water.
5. Protect and enhance the natural function of floodplains?	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 situated in Flood Zone 1. On site geological/soil conditions may allow conventional soakaways/SuDS to work. However, such measures would need to be investigated through any detailed planning application process, particularly in terms of groundwater/surface water flood risk.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
<p>SASA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential.</p> <p>From an historic landscape character perspective the site is characterised by allotments created on former post-medieval/medieval fields with a low sensitivity to change (previous landscape character is no longer legible).</p> <p>This site is at the village centre and is adjacent to the Market Lavington Conservation Area. The setting of the Market Lavington Conservation Area would be a key consideration to address in any subsequent planning application process.</p>
2. Ensure appropriate archaeological assessment prior to development?	The land has medium archaeological potential. Records indicated that there is the potential for a Medieval settlement in the vicinity of the site. As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation. The development of the site would have to ensure that designated/non-designated

	<p>heritage assets are appropriately protected according to their significance.</p> <p>On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any future planning application for the development of the site.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
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>Consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. Development of the site for housing would therefore need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p> <p>In addition, the site is adjacent to the Market Lavington Conservation Area and development would affect its setting. The site lies directly behind the row of High Street Buildings which are listed. The Market Lavington Conservation Area Statement (2002) says that the High Street Buildings are best preserved if their historic setting is maintained as undeveloped. This 'setting' is, in part, defined by the allotment land included within the site (south-east of the Conservation Area). Therefore any development at this site would be in conflict with the management objectives for the Conservation Area.</p> <p>Any proposals for development would need to be cognisant of and work with saved Core Strategy policy HH10, Area of Minimum Change (from the Kennet District Local Plan).</p> <p>A Heritage Impact Assessment would be required to inform proposals and support any subsequent planning application.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	

The site has medium archaeological potential. There is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. Accordingly a detailed archaeological assessment would need to be undertaken to support any planning application process.

The setting of the Market Lavington Conservation Area would need careful consideration, and it would be difficult to achieve development at this site that aligns with the management objectives for the Conservation Area. A Heritage Impact Assessment would be required to inform proposals and support any planning application.

It is considered that development at this site would have adverse impacts on the setting of the Conservation Area that would be problematic to mitigate, and likely effects are considered to be moderate adverse against this SA objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development within this village area avoids some of the most highly valued designations. However, Market Lavington is overlooked by higher land associated with the Special Landscape Area/ Salisbury Plain SAC/SPA/SSSI to the south-east. Any development could potentially have a landscape impact and impact through potential increased use of the Salisbury Plain. Consultation with Natural England would be necessary. It will be particularly important to employ appropriate mitigation such as landscaping as the site is located on the edge of the settlement. This mitigation may reduce the capacity of the site.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character and condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture, wet grassland and meadows. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting and protecting the allotments to ensure the setting of the Market Lavington Conservation Area is not adversely affected. However, development of the land would lead to an inevitable loss of greenfield land and an urbanising effect when considered in the context of adjacent housing and other land-uses.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>

for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ³ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village. However, the site is relatively well contained and adjacent to existing residential stock. It is also screened, in part, by sporadic trees/hedgerows. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall it is considered that development at this site would likely have minor adverse impacts against 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	

³ 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?	Bearing in mind the size of the site/potential delivery capacity (approximately 92 dwellings), the development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	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?	The allocation of the site would boost housing supply to meet local and HMA targeted needs.
5. Have regard to the settlement hierarchy?	The site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 92 residential units (though this may be reduced to accommodate mitigation requirements identified in this assessment). Development at the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be major positive.</p>	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would be capable of providing opportunities for social integration with neighbouring existing housing areas and thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to 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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality to bolster long-term numbers on roll. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation measures are considered to be 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?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location at the heart of the village with good prospects for connectivity to the village centre services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at this site are

considered to be minor adverse against this objective and mitigation are considered to be achievable.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to 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 will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered moderate positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	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?	Whilst an appropriate level of development would broadly respect the settlement hierarchy and status of the village as a Local Service Centre, it would do nothing to support the role of Salisbury and Trowbridge as the primary focus for growth.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
Development of the site for housing would not result in new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect	

construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be minor positive.

Site 530 – Fiddington Hill, Market Lavington

Site context

Site size: 1.3ha Site capacity: approximately 31 dwellings

The area is predominantly residential to the south and west. The land rises to the south-east towards Salisbury Plain. Potential for open views into the site from higher land to the south/south east. There are existing farm/nursery buildings across sites 2055/530 that would be lost if development took place on either site.

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

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site lies on the edge of the village and approximately 650m from the Salisbury Plain SSI/SAC/SPA to the south-east. The land also rises from the site towards the Salisbury Plain and is relatively open and within arable use. Field boundaries are marked by hedgerows which are a priority habitat and may support protected species. These hedgerows contribute to secondary habitat connectivity in the wider area and as such, the opportunity to improve habitat connectivity would rely upon new planting and protection/bolstering of existing hedgerows.</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>Whilst the land in question largely comprises greenfield, agricultural land in arable use, the existing tree belt along the northern boundary and on-site hedgerows would need to be protected and enhanced to improve habitat connectivity.</p> <p>The site is located approx. 650m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 380m south-east of the site.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</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 non-designated biodiversity features. In addition, the site lies within the 6.4km buffer zone for the Salisbury Plain SAC/SPA and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as</p>

	part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for housing development would be potentially acceptable.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	If appropriate planting is provided to screen the site and bolster habitat connectivity, development would be capable of delivering multi-functional Green Infrastructure in line with local plan policy and planning guidance.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site lies approximately 380m north-west of Lowland Calcareous Grassland BAP priority habitat associated with the Market Lavington East County Wildlife Site.</p> <p>The site forms part of a much larger set of inter-linked agricultural fields. Trees and hedgerows would, as BAP habitats in their own right, need to be protected through any subsequent planning application process.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.</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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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 site is located approximately 2km from an area of Ancient Woodland (Manor House Woods County Wildlife Site) to the west of the village. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
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 is required if the site is taken forward into any subsequent stage of the selection process. A mitigation strategy for the Salisbury Plain has been agreed with Natural England.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant 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	
<p>The site is situated on the eastern edge of the village on agricultural land. The land is relatively open and rises to the south-east towards Salisbury Plain, with field boundaries marked by hedgerows and hedgerow trees which are a priority habitat and should be retained and enhanced. The site lies within the 6.4km buffer zone for the Salisbury Plain SPA. Due to the relationship of the site with the Salisbury Plain SPA, an appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England. Overall it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</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 site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Whilst on the eastern extremity of the village, the site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the extreme east of the village in close proximity to the Salisbury Plain SPA. Given the site's prominence in the landscape setting on the rural fringe of the village, it is unlikely that housing densities could be maximised on this site since there would need to be a degree of landscape mitigation.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site forms part of a larger farm unit. Evidence of hard-standings and isolated buildings on site would suggest that part of the site may fall into the definition of previously developed land.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.
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 site comprises part of a set of large arable fields. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Notwithstanding the current land use, there is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site comprises part of a series of agricultural fields and as such, a detailed assessment of soil quality would need to be undertaken in line with local and national policy in order to support any subsequent planning application.</p> <p>The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. However, given the site's prominence in the landscape setting on the rural fringe of the village it is unlikely to be appropriate for housing density to be maximised this site.</p> <p>Overall, likely effects are considered to be minor adverse 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	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>change.</p> <p>The capacity of the local sewerage network would need to be investigated further in order to support a planning application. On the basis of evidence gathered to date, there would appear to be limited capacity in local foul water sewers and this may account for recorded incidents of downstream sewer flooding. There are currently no surface water systems in situ within the site.</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. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. 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>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)⁴ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site may need to make provision for on-site/off-site surface and foul water drainage. As outlined above,</p>

⁴ The SuDS Manual (C753), CIRIA, December 2015.

	this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is partially located within Groundwater Source Protection Zone 2/3. Accordingly, further dialogue with the Environment Agency/Wessex Water would need to be undertaken as part of any subsequent planning application process in order to assess the likelihood of significant effects on the groundwater within the Source Protection Zone. That said, 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.
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?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
<p>Development will lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>The site is partially located within Groundwater Source Protection Zone 2/3. Accordingly, further dialogue with the Environment Agency/Wessex Water would need to be undertaken as part of any planning application process.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington 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: 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 assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for circa 31 houses may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders a residential area, appropriate 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>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Appropriate mitigation measures to limit the impacts of vehicular movements on</p>

particulates?	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 ⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. It is considered that development of this site would be unlikely to lead to adverse impacts on habitats used by protected species, or designated as a Natura 2000 site.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is situated on agricultural land on the eastern edge of the village. Development of the site would likely introduce short-term construction and longer-term occupation (e.g. increased private car usage) disturbance in terms of air quality, noise and lighting among others.

Whilst the site does not lie within a designated AQMA, there would be a need to address impacts associated with construction (short-term) and occupation (long-term) phases of any potential housing scheme. 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.

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.

Overall the likely effects against this SA objective are considered to be minor adverse.

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

Decision Aiding Questions. Will the development site...

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

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 to lead to a reduction in greenhouse gas emissions.

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 impact 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 and is not affected by other sources of flood risk. There do not appear to be any watercourses in close proximity to the site, but the land does slope down from the Salisbury Plain towards the village. Therefore, the risk of flooding created by impermeable surfaces on the site due to residential development must be addressed through mitigation measures to ensure the surface runoff from the site is not increased.

Given the site's location and the fact the land slopes towards the village, surface water could potentially increase the risk of flood risk elsewhere. An assessment would need to be carried out at a subsequent planning application stage, particularly in terms of groundwater/surface water flood risk. The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates further. There would also be a need to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. The site will require planning applications for comprehensive development to be supported by a Flood Risk Assessment.

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

The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?

Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by greensand/chalk. Conventional soakaway measures may work, but permeability testing would be required to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS would need to

	be designed in such a manner as to allow long-term positive management of water resources at greenfield infiltration rates.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the elevated position of the land and local topography, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	There are no watercourses in the immediate vicinity of the site. As such, development would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is situated in Flood Zone 1. Geological/soil conditions may allow conventional soakaways/SuDS to work. However, such measures would need to be investigated particularly in terms of groundwater/surface water flood risk, through any planning application process and designed at greenfield infiltration rates.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	From an historic landscape character perspective the site is characterised by fields from post medieval parkland with low sensitivity in terms of accommodating change. That said the parkland is not a strongly legible within the landscape. Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation. The development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent planning application.
3. Promote sensitive re-use of historical buildings and buildings of	The site would not utilise historical buildings, or buildings of significant local interest.

significant local interest, where appropriate?	
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 does not lie within a designated Conservation Area. Consideration will need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of Market Lavington through appropriate high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site has medium archaeological interest and low sensitivity in terms of historic landscape character. The landscape type is described as post-medieval/medieval fields, but the previous landscape is no longer legible. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent planning application process. Development in this location should not directly/physically affect heritage assets or designations such as listed buildings, WHS, SAMs. Though there are a large number of listed buildings in Market Lavington, these are not in close proximity to the site.</p> <p>Overall, likely effects of development at this site are considered to be minor adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	In accordance with national policy/local plan policy, the development of the site would need to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. This site is located to the east of the village and is in

<p>countryside?</p>	<p>close proximity to the Salisbury Plain SPA (approx. 650m distant). The site is adjacent to an existing residential area and screened, in part, by sporadic trees/hedgerows, however the topography of the surrounding area means that development here needs careful consideration in relation to its impact on the Salisbury Plain landscape. It is considered that green infrastructure buffers could be incorporated in the design to mitigate the impact. This would include appropriate planting to link with existing trees/hedgerows. This is likely to reduce the capacity of the site.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character, but in declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture and repairing/replanting hedgerows.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing and industrial/business uses.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would offer the potential to contribute towards a comprehensive network of Green Infrastructure and bolstering existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is not located within a designated landscape area (e.g. AONB). Nonetheless, in accordance with national policy/local plan policy, the development of the site for housing would need to be appropriately designed so as to mitigate and minimise the loss of green space.</p>

objectives, in particular for the three local AONBs ⁶ ?	
5. Protect rights of way, open space and common land?	No PRow would be affected by development of the site. However, in accordance with local plan policy, the development of the site would have the potential to add to the existing rights of way network, open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect, altering the character and appearance of the site, which would have an adverse impact on the Salisbury Plain landscape. Mitigation may be possible by incorporating a substantial green infrastructure buffer that would reduce the capacity of the site. On balance this site is considered to have a minor adverse impact against this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (up to 31 dwellings), development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.

⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures. Bearing in mind identified local need for flexible homes of mixed tenure, there would be a need to consider the delivery of Adapted Affordable Housing.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Bearing in mind the size of the site/potential delivery capacity (approximately 31 dwellings), development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 31 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be moderate positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and	Development of the site would provide opportunities for social integration with neighbouring existing housing areas and

spaces to reduce crime and the fear of crime?	thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet local needs.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could however be expanded.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of	

<p>services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of the site would have the potential to create links to existing cycling routes.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>The site is located in an accessible location on the edge of the village. Development of the site would be capable of connecting to local services and facilities via sustainable transport means. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.</p> <p>It should be noted that access to this site is constrained and this would need to be investigated further if this site progresses to any further stage in the site selection process.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 10</p> <p>The site is within 1km of key local facilities such as the primary school, health centre and shops and therefore accessible. Future residents would be able to walk or cycle to the local facilities without the need necessarily to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse.</p>	

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	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 will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site would lead to the loss of a nursery and hence a loss of employment space. As a result, any subsequent planning application would need to address clauses i) – v) of Core Policy 35 ⁷ .
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site would have no effect on Trowbridge/Salisbury as foci for major development.
Assessment outcome (on balance) 0	
<p>Summary of SA Objective 12</p> <p>Development of the site for housing would not result in new employment land and would remove an existing business/employment use. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be neutral.</p>	

⁷ Wiltshire Core Strategy

Site 374 – R/O 37 White Street, Market Lavington

<p>Site context</p> <p>Site size: 1ha Site capacity: approximately 24 dwellings</p> <p>The general area is characterised by open countryside to the south and south-east, with allotment gardens and paddocks in proximity to the site. An existing residential area lies to the immediate north and south-west that would overlook the site in various places.</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>The site is on farmland/amenity space, which generally has limited ecological value due to the nature of the land use, the features at the boundaries such as hedgerows and trees may support protected species. The site consists of semi-improved grassland and is unlikely to contribute significantly to wider habitat connectivity in the wider area.</p> <p>Ecological assessment would be required to support a planning application.</p> <p>There would be limited potential to create or enhance habitats at a landscape scale, but opportunities would exist to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.</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 located approx. 890m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 750m east of the site.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</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/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for</p>

	<p>housing development would be potentially acceptable.</p> <p>Arable/semi-improved grassland/allotments/hedgerows/trees are present on site. These features would need to be assessed at any subsequent planning application stage to ascertain whether they support protected species and wider biodiversity.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors. Further planting would help improve local Green Infrastructure.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering some multi-functional Green Infrastructure and improve habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site is in close proximity to Traditional Orchard and Deciduous Woodland BAP priority habitats.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to maintain and enhance local habitats through additional planting and wider biodiversity improvements.</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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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?	There are no ancient woodland features on, or adjacent to the site. However, the presence of Traditional Orchard priority BAP habitat and Deciduous Woodland priority BAP habitat in close proximity would need to be carefully assessed/protected and enhanced. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
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 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	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant 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	
<p>The site lies close to Salisbury Plain SAC/SPA/SSSI, including within the Council buffer zone for Salisbury Plain SPA and further assessment would be required including consideration given to mitigating potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. However mitigation is considered possible since a mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of nearby priority BAP habitats (Traditional Orchard/Deciduous Woodland) to the south-west of the site would necessitate detailed ecological assessment to support a planning application. Further planting and wider mitigation measures may be required to address any residual impacts associated with the development of the site, which, while considered possible are likely to reduce the capacity of the site. Again, such measures would need to be identified and appropriately designed.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</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 site is relatively narrow and largely greenfield in nature. The site is situated in relative proximity to the centre of Market Lavington and therefore, opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. This is therefore considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-east of the village adjacent to and partially within the Conservation Area. Given the site's prominence in the landscape setting on the rural fringe of the village, the need to reflect local built vernacular, and</p>

	the shape of the site and its likely access constraints it is unlikely that housing densities could be maximised on this site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield land and hence would have no potential for significantly maximising the reuse of previously developed land. The site lies to the south-east of the village on arable farmland. As such, development of the land would extend the envelope of the settlement and urbanising effect of built form. Development would not maximise the opportunity to re-use land (if available) within the centre of the village.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that significant remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would 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 site comprises part of a large arable field, adjacent to a former/orchard/allotment gardens. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies on the south-eastern edge of the village on arable farmland/former allotment gardens which would be lost if development took place. The site is relatively small and hence there would be limited opportunity to protect soils other than for gardens.

The site is at a prominent position in relation to its impact on the landscape character of the village and is partially within the Conservation Area and has access constraints because of this. It is therefore unlikely that densities could be maximised at this location.

Overall, likely effects are considered to minor adverse against SA Objective 2.

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?

Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.

The site and in particular, its northern boundary, lies in an area of recorded surface water ponding/flooding/drainage issues. There are no surface or storm water systems in situ. Therefore, access to water courses for the purposes of discharging excess storm/surface water would be impracticable. There is a recorded spring source near the site in White Street. This would suggest that groundwater levels are broadly coincident with surface levels and hence development could exacerbate the risk of local flooding issues.

In addition the capacity within existing foul water sewers is limited and there is a history of downstream sewer flooding.

2. Ensure that essential water infrastructure is co-ordinated with all new development?

Given the capacity of the site, development would likely lead to a limited increase in demand for water. Consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.

Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.

3. Ensure the installation of water saving measures such as rainwater

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.

harvesting and water metering?	
4. Consider the need for adequate provision of surface water and foul drainage?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ⁸ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface/storm and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.
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?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

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

Assessment outcome (on balance) - -

Summary of SA Objective 3

Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.

Drainage issues have been recorded and this may, in part, be due to the presence of natural springs. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to soil infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil and groundwater conditions.

Due to the potential issues regarding foul water and surface water, 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...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA). That said, housing development may 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1 kilometre of key services and facilities in Market Lavington 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: 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 assist in providing opportunities to improve local air quality through making purchasers/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

Development of the site for circa 24 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and footpaths, mitigation measures to limit such impacts would need to be developed and implemented in accordance

and/or location of development?	with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may 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).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. An assessment of impacts on the Ancient Woodland to the south-east of the site; and on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.

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

Assessment outcome (on balance) -

Summary of SA Objective 4

The site is situated adjacent to south-eastern boundary of the settlement on open arable/former allotment land. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. 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.

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.

Overall the likely effects against this SA objective are considered to be minor adverse.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</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 impact 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. However, the land in question is known to experience surface water ponding/flooding issues.</p> <p>Risk of flooding created by impermeable surfaces on the site due to residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>Given the site's location and proximity to higher ground to the south, development may lead to potential increase in flood risk from surface water elsewhere. Notwithstanding the relatively low risk of flooding, a flood risk assessment and drainage strategy would need to be submitted at planning application stage, particularly in terms of groundwater/surface water flood risk.</p> <p>There is potential to introduce pollution prevention measures, including SuDS, though there would be a need to investigate soil infiltration rates to determine appropriate measures, since ground conditions may mean that conventional soakaway/infiltration techniques may not work. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site

attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	lies on the edge of an area underlain by chalk. Conventional soakaway measure may work, but permeability testing would be required to support any planning application and to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the sloping nature of the site, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	Development would therefore not affect the areal extent and function of floodplains in the local area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is situated in Flood Zone 1. The site lies on the edge of an area underlain by chalk, as such ground conditions may allow the use of conventional soakaways preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process particularly in terms of groundwater/surface water flood risk.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential.</p> <p>The site is partly within the Market Lavington Conservation Area, and the remainder of the site is adjacent to it. The setting of the Conservation Area and Listed Buildings would be a key consideration. From an historic landscape character perspective the site lies on the edge of the historic core of the village and would therefore have a high sensitivity to change.</p> <p>A Heritage Impact Assessment would be required in support of any planning application.</p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. There is the potential for a Medieval settlement in the vicinity of the site. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation at any subsequent planning application stage. Therefore in accordance with legislation and

	<p>national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance.</p> <p>On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any future planning application for the subsequent development of the site.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site lies partly within and adjacent to the designated Market Lavington Conservation Area and its setting. Development would likely have an effect on the Conservation Area and its setting. Consideration would need to be given to the significance of the heritage asset and all potentially harmful factors. The Market Lavington Conservation Area statement (2002) says that the High Street Buildings are best preserved if their historic setting is maintained as undeveloped. This 'setting' is, in part, defined by the allotment land included within the site (south-east of the Conservation Area). Accordingly, a Heritage Impact Assessment would be required to inform proposals and support any subsequent planning application.</p> <p>The access to the site would be within the Conservation Area, and may need widening. The impact of this on the Conservation Area may be difficult to mitigate.</p> <p>Any development proposals would need to be cognisant of saved Core Strategy policy HH10, Area of Minimum Change (from the Kennet District Local Plan).</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.

Assessment outcome (on balance) - -

Summary of SA Objective 6

The site has medium archaeological interest and high sensitivity to change in terms of historic landscape character. There is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. Accordingly a detailed archaeological assessment would need to be undertaken to support any subsequent planning application process.

The Market Lavington Conservation Area and its setting would need careful consideration through any subsequent planning application process. An assessment of the significance of the heritage asset would need to be undertaken to ascertain the scale of harm that development of the site may exert, particularly bearing in mind the potential impact of access improvements that may be necessary. Accordingly a Heritage Impact Assessment would be required at planning application stage.

Overall it is considered that likely effects would be moderate adverse 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...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of greenfield/allotment land and an urbanising effect when considered in the context of adjacent housing and other land-uses. Market Lavington is overlooked by higher land associated with Salisbury Plan to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture/wet grassland/meadows; and hedgerow retention/repair. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting with open space along the south-eastern boundary. Consideration would also need to be given to providing appropriate screening to protect/enhance the setting of the Conservation Area. To achieve these aims, the site area may need to be reduced.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban</p>

quality and quantity of access to urban greenspace and the wider countryside for recreation?	greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁰ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Potential impacts upon the Conservation Area and its setting would also need to be addressed through any subsequent planning application process.</p> <p>Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.</p>	

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

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?	Bearing in mind the size of the site/potential delivery capacity (approximately 24 dwellings), development for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	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?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approx. 24 residential units (though this may be reduced through the mitigation set out in this assessment. Development of the site contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on	

this objective are considered to be minor positive.	
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?	Development of the site would be capable of providing opportunities for social integration with neighbouring existing housing areas and thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to 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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	Not applicable.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from additional housing to boost the population within the locality. Lavington Secondary is the catchment school and is already full and forecast to remain so. However, the school could potentially be expanded.

Assessment outcome (on balance) -

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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?	Development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location close to the centre of the village with good prospects for connectivity to village centre services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new

employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

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

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally 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 marginally 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 will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.

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

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	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?	The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.

Assessment outcome (on balance) +

Summary of SA Objective 12

Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, the effects are considered minor positive.

Site 3268 – Land at the Spring, Market Lavington

Site context

Site size: 1.06ha Site capacity: approximately 26 dwellings

The site is currently in agricultural use as grazing land. The land dips from the road (i.e. north to south) towards a stream running along the southern boundary. The site has a substantial tree belt along the southern and northern boundaries and higher land associated with Salisbury Plain is visible to the south of the site. Properties front onto the site towards the north (separated by the road), but vegetation along the northern boundary helps to minimise visual impact. Houses to the west are also separated from the site boundary by trees. A series of telegraph poles run through the centre of the site.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The land is currently in agricultural use and bound by hedgerows/trees and a stream to the south.

In a wider sense, the site and village moreover lie in close proximity to the Salisbury Plain SAC/SPA/SSSI. The land is within the 6.4km buffer zones for Salisbury Plain SPA, so increased recreational pressure would need to be mitigated.

The site is on farmland, which generally has limited ecological value due to the nature of the land use. However, the features at the boundaries such as hedgerows and trees as well as the stream corridor are likely to support protected species such as, nesting birds, Badger, Water voles and reptiles. Records indicate there are bat roosts for Brown long-eared, Serotine, and Pipistrelle bats to the east. Accordingly, ecological assessment and further details on the proposals will be required to accurately assess the scale of likely impacts.

Mitigation would include limiting housing density to ensure an adequate buffer to the south east boundary stream corridor.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including

The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Impacts on this designation is likely to be indirect, though habitat connectivity may need to be considered, as informed by ecological assessment.

The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line

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?	with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.
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/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would have limited potential to make suitable provision for buffers to recognised green/blue corridors. Further tree/hedgerow planting would likely be required to compensate for any losses incurred through development. The stream corridor along south eastern boundary of site should be retained, protected and enhanced as an important wildlife corridor with an adequate buffer. Ecological assessment required to inform development design and mitigation requirements.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. Bearing in mind the size of the site and its relationship to the stream, it is considered unlikely that significant Green Infrastructure, other than compensation planting could be delivered.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site lies to the south of Woodpasture/Broadleaf mixed and Yew Woodland/Parkland priority habitats at Manor House Wood which is designated and protected as Ancient Woodland. Whilst development of this site would be unlikely to impact on the designated BAP habitats, consideration would nonetheless need, amongst other factors, to consider flight lines of bats using the stream for foraging and nearby woods for roosting.
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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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 site lies to the south of designated Ancient Woodland (Manor House Woods), but is unlikely to directly impact this feature.
9. Require that disturbance impacts of proposed development are assessed	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

as part of development proposals, particularly in relation to Salisbury 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 lies close to the Salisbury Plain SAC/SPA/SSSI as well as within the Council buffer zone for Salisbury Plain SPA and consideration would therefore need to be given to mitigating potential recreational pressure on protected Stone Curlew. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of nearby priority BAP habitats (Woodpasture/Broadleaf mixed and Yew Woodland/Parkland) and the stream to the south of the site would necessitate detailed ecological assessment to support a planning application. Additional planting and wider mitigation measures may be required to address impacts associated with the development of the site. Such measures would need to be identified and appropriately designed. Mitigation may include limiting the density of housing to achieve an adequate buffer to the stream corridor.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and it is likely that mitigation is possible though is likely to reduce the capacity of the site.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links	The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are

and key infrastructure?	<p>likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-west of the village along the main road, close to the village centre. Given the likely need for green infrastructure buffer to protect the stream corridor, it is unlikely that housing densities could be maximised on this site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises agricultural pasture land and hence would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, other than stand-offs to the stream, it is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would 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 site comprises agricultural pasture land. Therefore, in line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not allocated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

<p>Summary of SA Objective 2</p> <p>The site lies to the south of the village on arable pasture land with a stream running through the southern boundary. Development of the site would introduce an urbanising effect into what is open arable land and the need for a green infrastructure buffer to protect the stream would result in density being reduced.</p> <p>The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. Overall, likely effects are considered to be minor adverse against SA Objective 2.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>Existing foul water sewers cross the site but are of limited capacity. As such a pumped connection may be required.</p> <p>The presence of the watercourse and recorded surface water drainage issues would require appropriate mitigation measures to control the risk of flooding. In addition, the site lies on the edge of chalk deposits and hence groundwater issues (i.e. flood risk exacerbation) may also be prevalent. Other than existing ditches, there are no storm water drainage systems in place.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Given the approximate capacity of the site, development on site would lead to a limited increase in demand for water. Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems. 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. A capacity assessment should be undertaken to support any subsequent detailed proposals. 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>Evidence indicates that water supply capacity and connection is available.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk and a watercourse crosses the site. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and</p>

	CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ¹¹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site may need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.
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?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.	
Drainage issues have been recorded and this may, in part, be due to the presence of springs and lack of storm water drainage systems on site. Accordingly, a	

¹¹ The SuDS Manual (C753), CIRIA, December 2015.

drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to soil infiltration rates and surface water attenuation which could be problematic to achieve given the soil conditions.

Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against 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?

The site is not located within an Air Quality Management Area (AQMA). That said, housing development may 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington 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: 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 assist in providing opportunities to improve local air quality through making purchasers/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

Development of the site for approximately 26 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing

noise, light pollution, odour and vibration through the layout, design and/or location of development?	residential area and footpaths, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. It is considered that development of this site would be unlikely to lead to significant adverse impacts on habitats used by

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

	protected species. An assessment of the potential impact on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated to the south of the settlement on arable pasture land. The site is not within a designated AQMA, but there would be a need to address the impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. 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>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>Overall the likely effects against this SA objective are considered to be minor adverse against this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	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

practices?	the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
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 to lead to a reduction in greenhouse gas emissions.</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 impact against this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1, although it is noted that a watercourse borders the south of the site. Bearing in mind the need for stand-offs to the watercourse, the net developable area would likely need to be reduced.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through appropriate mitigation measures to ensure surface run-off would not be increased beyond greenfield infiltration rates.</p> <p>Development would potentially require pollution prevention measures, including SuDS. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment. Current records indicate surface water issues and potential groundwater issues.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Records indicate the site is affected by a 1:30 probability of pluvial flooding associated with the watercourse that crosses the site.</p> <p>The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would be required to support any subsequent planning application to inform a suitable drainage strategy. The potential to</p>

	accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is largely located within Flood Zone 1. However, the watercourse that runs through the site, along with the recorded incidence of pluvial/groundwater flooding, mean that the net developable area would likely have to be reduced. In addition, due to the sloping nature of the site, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	The water course running through the site and the incidence of surface flooding means that a detailed Flood Risk Assessment would need to be undertaken to precisely clarify the extent of the developable area.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is largely situated in Flood Zone 1. However, the presence of the watercourse running through the site, combined with the recorded incidence/probability of surface/groundwater flooding would significantly reduce the extent of the developable area.</p> <p>Geological/soil conditions may preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has high low archaeological potential</p> <p>The land lies outside the Market Lavington Conservation Area and some distance away from Listed Buildings within the village. Development would be unlikely to directly/physically affect heritage assets or designations, however, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area. However, the site is in proximity to the Conservation Area and development may have an impact on its setting.</p> <p>In terms of historic landscape, the site has a medium low sensitivity, as evaluation has shown earthworks to be due to 19th century quarrying rather than medieval fish ponds as previously documented on record. due to the presence of</p>

	post-medieval meadows, which are uncommon (few surviving) and characteristic of riverine landscapes. This contributes to local distinctiveness and the loss of this historic landscape would be problematic to mitigate.
2. Ensure appropriate archaeological assessment prior to development?	<p>There is evidence indicating possible presence of Medieval fish ponds within the site. It would not be possible to mitigate their loss, which may substantially reduce the capacity of the site or result in the site being undevelopable.</p> <p><u>An archaeological assessment has been carried out. Unless further evidence comes to light, there is no requirement for further assessment.</u> As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation at any subsequent planning application stage. Development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance. On the basis of available evidence, it may be impossible to mitigate for the loss of the Medieval fish ponds on the site. There would be a need to undertake an archaeological assessment to support the any subsequent planning application process.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
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 lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	

Summary of SA Objective 6

The site has ~~high~~ **low** archaeological interest and ~~medium~~ **low** sensitivity to change in terms of historic landscape character. ~~There is sufficient evidence to suggest the presence of medieval fish ponds and post-medieval meadows on site, and it is considered that mitigation would not be possible if their presence was confirmed. Accordingly a detailed archaeological assessment would need to be undertaken to support any subsequent planning application process.~~

Market Lavington Conservation Area and its setting would need careful consideration through any subsequent planning application process. A Heritage ~~Impact~~ Assessment would need to be undertaken to ascertain the scale of harm that development of the site may exert.

Overall it is considered that likely effects are ~~major~~ **minor** adverse against this SA objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of greenfield/allotment land and an urbanising effect when considered in the context of adjacent housing and other land-uses, however it is considered that robust mitigation and enhancement strategies would be possible. Market Lavington is overlooked by higher land associated with the Salisbury Plan SAC/SPA/SSSI to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture/wet grassland/meadows; and hedgerow retention/repair. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting with open space along the south-eastern boundary. Consideration would also need to be given to providing appropriate screening to protect/enhance the setting of the Conservation Area. To achieve these aims, the site area may need to be reduced in size.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would limit the developable area of the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban</p>	<p>Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and</p>

greenspace and the wider countryside for recreation?	availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹³ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall it is considered that development at this site would likely have minor adverse impacts against 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	

¹³ 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?	Bearing in mind the size of the site/potential delivery capacity (approximately 26 dwellings), development for housing would help marginally boost the local supply of affordable homes.
3. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
4. Ensure adequate provision of land to meet housing needs?	Development of the site would boost housing supply to meet local and HMA targeted needs.
5. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 26 residential units (though this may be reduced through the mitigation set out in this assessment). Development at the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs. The site is relatively sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site is in an area of open farmland used for grazing. Access is considered to be technically feasible. Whilst housing on the site would fill a gap in the building line, the introduction of an urbanising effect on open farmland may adversely impact on existing residential areas/residents.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to 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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate for Market Lavington.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date,	

there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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?	Development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the village with good prospects for connectivity to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

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

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	<p>The site is located on arable pasture land, however, the impact of loss of this land as potential agriculture / employment land is considered to be negligible.</p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.</p>
2. Support the rural economy?	<p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.</p>
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>Development of the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered to be minor positive.</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?	<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>
2. Provide a focus for development in Salisbury and Trowbridge?	<p>The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.</p>
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be minor positive.</p>	

Site 1089 – Southcliffe, Market Lavington

<p>Site context</p> <p>Site size: 0.97ha Site capacity: approximately 23 dwellings</p> <p>The land is in residential and greenfield, garden use, with an access road running through the centre of the site to serve the adjacent business park. A bungalow currently exists on site. The site appears to be divided into blocks of green space with hedgerows and a number of mature trees throughout. High land associated with Salisbury Plain is located to the south and residential areas to the north.</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>The village lies in close proximity (approximately 660m) to the north west of the elevated Salisbury Plain SAC/SPA/SSSI designation. Any development in the settlement could have an adverse impact through increased recreational pressure.</p> <p>The site also lies approximately 380m to the west of Market Lavington East County Wildlife Site (CWS). Whilst development of the site would not directly impact on the designated features (calcareous grassland) associated with the CWS, additional planting would assist in improving habitat connectivity in the local area.</p> <p>The site is in use as garden/residential. Mature trees and hedgerows surround the site and a road to the adjacent employment use runs through the middle of the site. These features at the boundaries such as hedgerows and trees may support protected species and should be retained. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. However, there is the potential to create or enhance habitats/habitat connectivity.</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</p>	<p>The village lies in close proximity to the Salisbury Plain SAC/SPA/SSSI. Any development in the settlement could increase overall recreational pressure.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies approximately 380m to the west of the Market Lavington East CWS.</p>

<p>locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site lies on the outskirts of the village and is split in half by a road to the business park. The road and the site are tree lined and provides wildlife corridor which should be protected and enhanced. The majority of the site appears to be a domestic garden with scattered, mature trees and domestic buildings ('Southcliffe'). The land is adjacent to arable fields to the south-west, business park to south-east, residential development to the north-west and arable to north-east. The garden may have wildlife value depending on types of habitats present, e.g. orchard, mature trees, compost heap, hedgerows; and building may be suitable for roosting bats. Ecological assessment is required to inform development design and mitigation requirements.</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/non-designated biodiversity features.</p> <p>The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>Development of the site for housing would need to consider leaving the avenue of trees along the eastern/southern boundary as a green corridor. The site is split in half by a road to business park - tree lined and provides wildlife corridor, which should be retained. Additional planting would help improve habitat connectivity and compensate for any losses incurred through development.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. However, bearing in mind the size of the site and its relationship to the business park, it is considered unlikely that significant Green Infrastructure, other than compensation planting could be delivered.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>Whilst development of this site would be unlikely to impact on the designated BAP habitats in the area, consideration would nonetheless need to be given to habitat linkages.</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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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>Whilst there are designated Ancient Woodlands in the local area, the site itself is some distance away from such features. As such the likelihood that development would impact on the Ancient Woodlands is considered to be low.</p>
<p>9. Require that disturbance impacts of proposed development are assessed</p>	<p>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken</p>

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	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) -	
<p>Summary of SA Objective 1</p> <p>The site lies in close proximity to the Salisbury Plain SAC/SPA/SSSI including within Council buffer zone for Salisbury Plain SPA and further assessment would be required, including consideration given to mitigating potential recreational pressure on protected Stone Curlew population. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>Mature trees and hedgerows on and adjacent to the site should be retained, as BAP priority habitats. The tree line along the existing road through the middle of the site is a wildlife corridor and must be retained, which could result in a reduction in the capacity of the site.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.

	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies between a residential area and a business park at the eastern side of the village. However, it is unlikely that housing densities could be maximised on this site since there is a wildlife corridor through the middle of the site which would need to be retained and there may be a need for further landscape buffers/screening to mitigate landscape impacts in relation to the Salisbury Plain.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises garden land bifurcated by a road leading to the existing employment site. The surrounding land is in agricultural use. As such, the site would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). It is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would 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 site comprises agricultural/garden land. In line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies to the south-east of the village on garden land sandwiched between a business park and residential areas. Development of the site would extend the envelope of the village and add to the urbanising effect created by the business park and as such would not be making use of previously developed land.

The site is within walking/cycling distance of services and facilities within the centre of Market Lavington and housing densities are unlikely to be maximised at this site due to the existing road and wildlife corridor on site, and the possible need to mitigate for landscape impacts. Overall, likely effects are considered to be minor adverse against SA Objective 2.

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>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>The land slopes down from south-east to north-west. Drainage issues from surface water have been recorded. There are no surface water drainage systems on site and all water flows to existing land drains.</p> <p>Existing foul water sewers cross the site, but there is limited capacity in local foul water systems. As such, a pumped connection may be required.</p> <p>Connection to existing mains water sources would be feasible.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Given the capacity of the site, development would lead to a limited increase in demand for water. 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. A capacity assessment should be undertaken to support any subsequent detailed proposals. 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>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water</p>

harvesting and water metering?	utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)¹⁴ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application.</p> <p>Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources. That said, 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>
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>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>

¹⁴ The SuDS Manual (C753), CIRIA, December 2015.

Assessment outcome (on balance) - -

Summary of SA Objective 3

Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage will need to be improved.

Drainage issues related to surface water have been recorded. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.

Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against 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?

The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the business park would need to be assessed and appropriately addressed through any subsequent planning application process. 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington 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: 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 assist in providing opportunities to improve local air quality through making purchasers/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

Development of the site for approximately 23 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and a business park, mitigation measures to limit such impacts would need to be developed and implemented

vibration through the layout, design and/or location of development?	in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may 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 ¹⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The development of the site would likely to lead to a marginal increase in vehicular movements (over and above those that use the business park) which may have the potential to denigrate local air quality however it will be unlikely to denigrate local air quality to the extent that would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may to 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. An assessment of the potential impact on on-site trees and hedgerows would need to be undertaken to support the

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

	allocation/detailed planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated to the south-east of the settlement on garden land that separates the business park from existing residential areas and arable farmland. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of any potential housing scheme. 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>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>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	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

practices?	the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
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 to lead to a reduction in greenhouse gas emissions.</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 impact against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
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 largely located within Flood Zone 1. However, records of surface water flooding would necessitate further detailed consideration and an investigation of the potential feasibility of a SuDS to be provided through any subsequent planning application process.</p> <p>Risk of flooding associated with impermeable surfaces created through residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates and the in order to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would likely need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would

risk of flooding including: Sustainable Drainage Systems?	be required to support any subsequent planning application to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, due to the sloping nature of the site and existing ground conditions, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	The water course running through the site introduces flood zones 2/3 and therefore a detailed Flood Risk Assessment would need to be undertaken to precisely clarify the extent of the developable area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is situated largely in Flood Zone 1. However, there are potential groundwater flooding issues due to the underlying chalk that would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.</p> <p>In terms of historic landscape, the site is characterised as demonstrating modern housing built on Medieval fields. As such the site exhibits a low sensitivity towards change as much of the historic character is no longer legible.</p> <p>Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.</p>
2. Ensure appropriate archaeological	Records indicate that the site has medium archaeological potential and there would be a need to undertake an archaeological

assessment prior to development?	assessment to support any subsequent planning application process.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
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 lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors. In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The site has medium archaeological interest and low sensitivity to change in terms of historic landscape character. That said, there is sufficient evidence to suggest the need for a detailed archaeological assessment to be undertaken to support any planning application process. Overall, likely effects are considered to be minor adverse against this SA 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	The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of

<p>character and scenic quality of the countryside?</p>	<p>garden land and an increased urbanising effect when considered in the context of adjacent housing and the business park. However, it is considered possible to employ robust mitigation strategies to mitigate landscape and visual impacts at this site.</p> <p>Market Lavington is overlooked by higher land associated with the Salisbury Plain to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type3 – High Chalk Plain). It is of good condition with a high visual sensitivity to change. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and preserving the remoteness/isolation of the area. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would potentially limit the developable area of the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is not located within a designated landscape area (e.g. AONB).</p>

objectives, in particular for the three local AONBs ¹⁶ ?	
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of garden space. In addition development would not lead to any significant increase in rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of garden land and fill a gap between the business park and existing housing stock. Whilst the loss of garden land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Due to the sloping nature of the site and the presence of the Salisbury Plain to the south-east, the site would likely need to be screened to address potential landscape impacts. Overall it is considered that development at this site would likely have minor adverse impacts against 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	Bearing in mind the size of the site/potential delivery capacity (approximately 23 dwellings), development for housing would

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

affordable housing?	help marginally boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	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?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approx. 23 residential units (though this may be reduced through the mitigation set out in this assessment). Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs.</p> <p>The site is relatively sustainably located in relation to local services and facilities including the primary school and GP surgery.</p> <p>Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site comprises garden land, surrounded by arable land, a business park and existing housing. Access is considered to be technically feasible via Southcliffe Road. Housing development on the site would fill a gap between the business park and existing housing stock. This may provide opportunities to integrate the site with neighbouring land-uses, thereby reducing the fear of crime. That said, an assessment of the potential effects additional housing on existing residential areas would need to be undertaken to support any subsequent planning application.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to 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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site is situated on the edge of the village but, is nonetheless accessible in relation to local schools. There is capacity at local schools and additional housing would add to on-roll numbers.
Assessment outcome (on balance) -	

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars.

Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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?	Development of the site for housing would have the potential to create links to existing walking and cycling routes.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would be sustainably located in terms of accessing local walking/cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location at the edge of the village and development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as the primary school, health centre and shops. As such, the site should be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at

this site are considered to be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally boost the number of homes and thereby increase the population of the area.
2. Support the rural economy?	The site would marginally 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 the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	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?	The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.
Assessment outcome (on balance) +	
Summary of SA Objective 12	

Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be positive.

Site 2055 – Underhill Nursery, Market Lavington

Site context

Site size: 1.90ha Site capacity: approximately 46 dwellings

The site covers approximately 1.90 hectares and forms a rectangular piece of land associated with Underhill Nursery on the eastern side of Market Lavington. The site comprises a detached 21st century red brick property, its garden and numerous poly-tunnels, enclosed by belts of coniferous trees extending to rough grassland to the north. Excluded from the site is a further detached 21st century property and its garden curtilage in the southwest corner of the field at the junction of Fiddington Clay and Fiddington Hill. To the east beyond site, the land continues to rise towards an escarpment and the Wessex Ridgeway bridleway. Fiddington Hill, a minor road, defines the southern boundary serving six properties and is bordered by grassy verges, garden hedgerows and trees. The southern part of the site comprises the front lawn and car park area of Underhill Nursery. The site's western boundary skirts around an adjacent property to join PRoW (Ref: MLAV24) and has a belt of mature trees separating the property and PRoW from poly-tunnels. There are two public rights of way (MLAV 24 & EAST22) along the western boundary of the site, with MLAV24 linking Stirling Road to the north. The site boundary with the properties on the eastern side of Stirling Road is timber post and rail with little vegetation. The site's northern boundary is a post and wire fence and hedgerow devoid of trees. The site's eastern boundary is open with no defined boundary and runs across the rear garden of the Underhill nursery property close to the coniferous boundary. The site is not within or adjacent to the village's designated Conservation Area.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site lies within the 6.4km buffer zone associated with the Salisbury Plain SPA (approx. 750m to the south east).

The site is currently occupied by horticultural buildings and an associated domestic property in the southern part of the site. Potential habitats existing on site: Open grassland in northern part of site; Hedgerow on northern boundary of site connected to hedgerows to north and east; Large mature treeline/hedgerow around north-eastern corner of nursery (possibly non-native); Area of scrub vegetation on western boundary; Arable field adjacent to eastern boundary. Potential for reptiles, nesting birds, roosting bats, badger, and hedgehog - ecological assessment would be required to inform site design and mitigation requirements.

The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site (CWS). Whilst development of the site would not directly impact on the designated features (calcareous grassland) associated with the CWS, additional

	<p>planting would assist in improving habitat connectivity in the local area.</p> <p>Features at the boundaries of the site, such as hedgerows and trees may support protected species. However, there would be the potential to create or enhance habitats/habitat connectivity.</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 lies within 6.4km buffer zone for Salisbury Plain SPA. Any development in the settlement could have an adverse impact due to an increase in overall recreational pressure.</p> <p>Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies approximately 440m to the west of the Market Lavington East CWS.</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/non-designated biodiversity features.</p> <p>The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>Development of the site for housing would need to consider bolstering existing hedgerows, trees and boundary features to improve habitat connectivity and compensate for any losses incurred through development.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>Whilst development of this site would be unlikely to impact on the designated BAP habitats in the area, consideration would nonetheless need to be given to habitat linkages.</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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site</p>

	is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	Whilst there are designated Ancient Woodlands in the local area, the site itself is some distance away from such features. As such the likelihood that development would impact on the Ancient Woodlands is considered to be low.
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 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) -	
<p>Summary of SA Objective 1</p> <p>The site lies in close proximity to the Salisbury Plain SAC/SPA/SSSI and within the Council buffer zone for Salisbury Plain SPA and further assessment would be required, including consideration given to mitigating potential recreational pressure on protected Stone Curlew. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>Potential habitats exist on site and ecological assessment is required. Additional planting and wider mitigation measures may be required to address residual ecological impacts associated with the development of the site. Again, such measures would need to be identified and appropriately designed through a subsequent planning application process.</p> <p>On balance it is considered that the effects would be minor adverse against SA objective 1 and mitigation is considered achievable.</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 site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Whilst on the eastern extremity of the village, the site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the extreme east of the village on greenfield land, used in part as a nursery. It is in close proximity to the Salisbury Plain SPA. Given the site's prominence in the landscape setting on the rural fringe of the village, it is unlikely that housing densities could be maximised on this site since there would need to be a degree of landscape mitigation especially in relation to impacts to the open countryside / Salisbury Plain landscape.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	<p>The site largely comprises greenfield land along with buildings associated with the nursery. The land relates well to adjacent uses but would offer no potential for significantly maximising the reuse of previously developed land.</p>
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). It is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	<p>The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
5. Protect and enhance soil quality?	<p>The site is largely greenfield in nature and therefore, in line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.</p>

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area, or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site lies to the east of the village centre on greenfield land used in part as a nursery. The land is sandwiched between a business park and residential areas. Development of the site would extend the envelope of the village and add to the urbanising effect created by the business park.</p> <p>The site is within walking/cycling distance of services and facilities within the centre of Market Lavington, however it is unlikely to be appropriate for housing density to be maximised at this site. On the balance of available evidence at this stage, likely effects are considered to be minor adverse against SA Objective 2.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>Part of the site appears to be affected by pluvial flooding on a 1:30 year basis. Drainage issues from surface water have been recorded. Indeed, There are no surface water systems on site and all water flows to existing land drains. Surface water disposal issues would need to addressed at any subsequent planning application stage and could involve third party consent.</p> <p>Existing foul water sewers cross the site, but there is limited capacity in local foul water systems.</p> <p>Connection to existing mains water sources would be feasible.</p>
2. Ensure that essential water	Given the capacity of the site, development would lead to a limited increase in demand for water. In developing the site for

<p>infrastructure is co-ordinated with all new development?</p>	<p>housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)¹⁷ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.</p>

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

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however, some local existing utilities infrastructure such as foul sewers and storm water drainage may need upgrading.</p> <p>Drainage issues related to surface water have been recorded. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the business park would need to be assessed and appropriately addressed through any subsequent planning application process. 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington 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: landscaping, bunding or separation to increase distance from highways and</p>

	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 assist in providing opportunities to improve local air quality through making purchasers/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 approximately 46 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and a business park, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may 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 ¹⁸ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While the development of the site would likely to lead to a marginal increase in vehicular movements (over and above those that use the nursery/business park 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	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

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

to travel by private car?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<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 to address environmental impacts. However, it is considered unlikely that development would materially harm the Salisbury Plain SAC.</p> <p>An assessment of the potential impact on on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.</p>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated to the east of the village centre on greenfield land associated with the nursery. Surrounding land is in agricultural/business use. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of a housing scheme. 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>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>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire

energy?	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 will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</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 impact against 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 largely located within Flood Zone 1. However, records of surface water flooding would necessitate further detailed consideration and an investigation of the potential feasibility of a Sustainable Drainage System to be provided through any subsequent planning application process.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through mitigation measures to ensure the surface run-off from the site is not increased beyond greenfield infiltration rates.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates and the potential to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would likely need to be</p>

	supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Records indicate the site is affected by surface water flooding. The site lies on the edge of an area underlain by chalk. As such, the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures and conventional soakaways as being ineffective. However, if technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, due to the sloping nature of the site and existing ground conditions, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	Not applicable. The site is not located within proximity to watercourses or critical flood zones.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is situated in Flood Zone 1. However, the recorded incidence/probability of surface/groundwater flooding would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled	Records indicate that the land has high archaeological potential. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.

Monuments and Historic Parks & Gardens?	<p>Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.</p> <p>In terms of historic landscape, the site is a nursery created on former post-medieval and medieval fields however the previous landscape is no longer legible and as such the site has low sensitivity to change.</p>
2. Ensure appropriate archaeological assessment prior to development?	An archaeological assessment has been carried out that has identified medieval remains and mitigation is required. Further assessment and appraisal would be required inform proposals.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors.</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site has high archaeological interest since previous archaeological assessment indicates that the site appears to contain medieval remains that would need to be further investigated and appraised through any subsequent planning application process. Proposals would also need to be informed by a Heritage Impact Assessment.</p>	

Mitigation could be problematic to achieve in a way that is compatible with development. The likely effects are considered to be moderate adverse against this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of land which benefits from a business use; and an increased urbanising effect when considered in the context of adjacent housing and the business park.</p> <p>Market Lavington is overlooked by higher land associated with the Salisbury Plain to the south-east. Any development could therefore potentially have an adverse landscape impact on the Salisbury Plain. This site is located to the east of the village and is in close proximity to the Salisbury Plain SPA (approx. 750m at its closest point). The site is adjacent to existing residential stock is screened by woodland tree cover and mature hedgerows at its boundaries, however the topography of the surrounding area means that development here needs careful consideration in relation to its impact on the Salisbury Plain landscape. It is considered that green infrastructure buffers could be incorporated in the design to mitigate the impact. This would include appropriate planting to link with existing trees/hedgerows. This is likely to reduce the capacity of the site.</p> <p>There are two footpaths adjacent to the site boundary (north and west) which introduce sensitive visual receptors, albeit with low inter-visibility potential due to the nature of the existing hedgerows.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type 15 – Greensand Vale). It is of moderate to declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of protecting pasture land which this site is not. However, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would potentially limit the developable area of the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.</p>

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of garden space. In addition development would not lead to any significant increase in rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of land which benefits from a business use. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. However, due to the sloping nature of the site and the presence of the Salisbury Plain Special Protection Area (SPA/SAC/SSSI) to the south-east, the site would likely need to be substantial green infrastructure buffer to address potential landscape impacts, which would reduce the capacity of the site.</p> <p>Overall it is considered that development at this site would likely have minor adverse impacts against this SA 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	

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

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 46 dwellings), development for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	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?	Development of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approx. 46 residential units (though this may be reduced through the mitigation set out in this assessment. Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs.	

The site is relatively sustainably located in relation to local services and facilities such as the primary school, GP surgery and shops.

Overall the effects on this objective are considered to be moderate beneficial.

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?	The site comprises greenfield land and horticultural buildings, surrounded by arable land, a business park and existing housing. Housing development on the site would fill a gap between the business park and existing housing stock. This may provide opportunities to integrate the site with neighbouring land-uses, thereby reducing the fear of crime. That said, an assessment of the potential effects additional housing on existing residential areas would need to be undertaken to support any subsequent planning application.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve existing 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?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could however be

with the additional demand generated from the site?	expanded.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The site is located on the eastern edge of the village and is relatively accessible to the village centre from a walking/cycling perspective. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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?	Development of the site would potentially offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is located in an accessible location on the edge of the village with good prospects for connectivity to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.</p> <p>It should be noted that access to this site is constrained and this should be investigated further if this site progresses to any further stage of the site selection process.</p>

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Future residents would be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site is located on greenfield/nursery land. Development would result in an increased urbanising effect and loss of land in a business/employment use. 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 marginally 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 result in an increased urbanising effect and loss of land in a business/employment use. That said, development of the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.

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

1. Protect and enhance the vitality and	The development of the site would lead to the loss of a nursery and hence a loss of employment space. As a result, any
-----------------------------------------	------------------------------------------------------------------------------------------------------------------------

viability of existing employment areas?	subsequent planning application would need to address clauses i) – v) of Core Policy 35 ²⁰ .
2. Provide a focus for development in Salisbury and Trowbridge?	Development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.
Assessment outcome (on balance) 0	
<p>Summary of SA Objective 12</p> <p>Development of the site for housing would not provide new employment land and would remove an existing business/employment use. However the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be neutral.</p>	

²⁰ Wiltshire Core Strategy

Site 3443 – Land to the east of Lavington School, Market Lavington

Site context	
Site size: 0.75ha Site capacity: approximately 15 dwellings	
This site is located on two green fields to the east of Lavington Secondary School. Ancient Woodland associated with Manor House Woods/Lady Wood runs along the northern boundary of the site which slopes down to a brook.	
A new build house is located within the current footprint of the site – school caretaker lives in this property. The remainder of the site is used as storage, non-designated recreation use and some greenhouse use. Existing housing fronts onto the site along the southern, and to some extent, eastern boundaries.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<p>The site comprises open grassland to the immediate east of Lavington School and north of existing residential properties on Park Road. The northern boundary of the site is marked by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods County Wildlife Site (CWS) which abuts the site. The woodland would need to be buffered and adequately protected from development.</p> <p>Badger setts are recorded to be present in the adjacent Ancient Woodland associated with the Manor House Woods CWS. The site is adjacent to the school and contains a domestic dwelling and detached garage (The School House), which are both potential bat roosts. In addition, the potential for nesting birds, reptiles, hedgehogs and badgers exists on and around the site. Habitats present are unknown, but appear to be hay meadow, which would need to be confirmed by a habitat survey. Ecological assessment required to inform site design and mitigation requirements.</p> <p>Any development of the site would need to protect existing vegetation and the CWS. This could be potentially achieved through additional planting and landscaping.</p> <p>In addition, the site lies within the 6.4km buffer zone associated with the Salisbury Plain SPA (approx. 1.5km to the south-east of the site).</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and	<p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies immediately to the south of Ancient Woodland associated with the Manor House Woods CWS. Any</p>

species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	development of the site would need to protect and buffer the Ancient Woodland to the north.
3. Result in greater community engagement with biodiversity?	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features.</p> <p>The site lies within approximately 1.5 km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would need to bolster existing hedgerows, trees and boundary features to improve habitat connectivity and compensate for any losses incurred through development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. This could be potentially achieved through additional planting and landscaping.
6. Ensure all new developments have regard to and protect BAP habitats/species?	Development of this site would likely impact on the designated Ancient Woodland BAP habitats in the area. As such, consideration would need to be given to creating habitat linkages through additional planting.
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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. 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 site abuts designated Ancient Woodland associated with the Manor House Woods CWS. Whilst the extent of the woodland would not be affected by development, there would nonetheless be a need to provide a buffer that would be likely to limit the overall size of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals,	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

particularly in relation to Salisbury 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) -	
Summary of SA Objective 1	
<p>The site comprises an open field to the immediate east of Lavington School; and south of Ancient Woodland associated with the Manor House Woods CWS. . Development of the site for housing would need to provide screening/buffers to the Ancient Woodland. Such works could potentially help support linkages to existing habitats and thereby improve biodiversity. Ecological assessment would be required.</p> <p>The site lies within proximity to the Salisbury Plain SAC/SPA/SSSI and within the Council buffer zone for Salisbury Plain SPA and further assessment would therefore be needed to be given to mitigating potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>On balance it is considered that the effects would be minor adverse against SA objective 1 and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is located in close proximity to Lavington School and residential development on land to the west of the village. The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely

	<p>upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However, given the likely need for a green infrastructure buffer to protect the adjacent woodland and to screen the existing housing, it is unlikely that housing densities could be maximised on this site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield, rather than previously developed land. Therefore, development would lead to an inevitable loss of greenfield land.
3. Encourage remediation of contaminated land?	<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>However, based on existing evidence, further assessment of land contamination would be required in support of a planning application.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would 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 site is greenfield in nature and extensive in size. In line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies to the west of the village centre and comprises an open, greenfield area of land adjacent to Lavington School (west), Ancient Woodland (north) and residential development (south). Development of the site would lead to an urbanising effect on the area and potential impacts on the school, residential area and Ancient Woodland unless mitigated through screening/planting.

The site is within walking/cycling distance of services and facilities within the centre of Market Lavington, however due to the need for green infrastructure buffer/screening it is unlikely that housing densities can be maximised at this site.

the balance of available evidence at this stage, likely effects are considered to be minor adverse against SA Objective 2.

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?

Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.

The site comprises an open field situated between the local school/housing stock and Ancient Woodland.

Drainage issues from surface water have been recorded. There are no surface water systems on site and all water flows to existing land drains. Surface water disposal issues would need to be addressed at any subsequent planning application stage and could involve third party consent.

There are no storm water systems in the area and hence managing surface water flows may be difficult to achieve. There would be limited capacity in existing foul water sewerage systems; and there have been recorded incidents of sewer flooding in the area.

Connection to existing mains water sources would be feasible.

2. Ensure that essential water infrastructure is co-ordinated with all new development?

Given the capacity of the site, development would lead to a limited increase in demand for water. 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. A capacity assessment should be undertaken to support any subsequent detailed proposals. 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.

Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul,

	storm and surface water systems.
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?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ²¹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources. That said, 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.
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	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

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

to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the school would need to be assessed and appropriately addressed through any subsequent planning application process. 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 of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore potentially accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures would 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 assist in providing opportunities to improve local air quality through making purchasers/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 approx. 16 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders and existing residential area and school, appropriate 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>A noise impact assessment would be required to assess the impact on new housing development in relation to noise from the adjacent school. A contaminated land assessment would also be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing may 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 AQMAS²²?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>The development of the site would likely to lead to a moderate increase in vehicular movements. 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>7. Ensure that potential impacts from</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air</p>

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

<p>air quality on relevant SACs are avoided?</p>	<p>quality to the extent that this would impact on SACs and it is considered unlikely that development would materially harm the Salisbury Plain SAC. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>An assessment of impact on on-site trees and hedgerows as well as on the adjacent Ancient Woodland would need to be undertaken to support the allocation/detailed planning application.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 4</p> <p>The site is situated to the west of the village centre on open, greenfield land. The surrounding land comprises the Lavington School (west), Ancient Woodland (north) and housing stock (south). A noise impact assessment may be required to assess the impact of noise on the proposed residential development. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of any potential housing scheme. 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>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>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions generated through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement</p>

	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 will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</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 impact against 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 largely located within Flood Zone 1, but the watercourse (in Flood Zones 2/3) to the north raises the risk of drainage/flood risk issues. Records of surface water flooding/sewer flooding and a lack of storm water/foul water infrastructure would necessitate further detailed consideration and an investigation of the potential feasibility of a SuDS to be provided through any subsequent planning application process.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through appropriate mitigation measures to ensure the surface run-off from the site is not increased beyond greenfield infiltration rates.</p> <p>There is a need to introduce pollution prevention measures, including SuDS however the proximity to the watercourse could mean that drainage is problematic. Based upon the size of the site, any subsequent planning application would likely need to</p>

	be supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Records indicate the site/local area is affected by surface water/sewer flooding and the presence of the adjacent watercourse may mean that surface water drainage is problematic. In addition, third party consent may be needed in order to secure access to the watercourse to enable drainage. Therefore, the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is largely located within Flood Zone 1, but the presence of the stream in close proximity to the northern portion of the site introduces Flood Zones 2/3, at a distance of 5 m from the site at its closest point.
5. Protect and enhance the natural function of floodplains?	The water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment would need to be undertaken to precisely understand the impacts of development at this site.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
The site is largely situated in Flood Zone 1, although the presence of the stream to the north raises the risk of drainage/flooding issues, albeit off site. The recorded incidence/probability of surface water/sewer flooding would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process. Due to the potential of development to exacerbate flooding, and the fact that it may be problematic to achieve a suitable drainage strategy, this site is considered likely to have moderate adverse impacts against this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &	Records indicate that the land has low archaeological potential. However, as a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.

Gardens?	<p>Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character.</p> <p>In terms of historic landscape, the site is characterised by the modern school and housing built on post medieval piecemeal fields. Little or none of the previous character is legible, therefore the historic landscape has a low sensitivity to change.</p>
2. Ensure appropriate archaeological assessment prior to development?	An archaeological assessment of the site may need to be undertaken as part of any subsequent planning application process.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site lies to the west of the Market Lavington Conservation Area and its setting. Consideration would nonetheless need to be given to the significance of proximal heritage assets and all potentially harmful factors.</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape, particularly in terms of the adjacent school and housing stock. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The site has low archaeological interest and low sensitivity to change in terms of historic landscape character. However, as the land is greenfield, an assessment may	

need to be undertaken at any subsequent planning application stage in order to assess archaeological potential. Overall likely effects are considered to be minor adverse against this SA objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the western edge of the existing settlement boundary. However, development within this part of the village would avoid likely effects/impacts on designated landscape features – e.g. Salisbury Plain and the Conservation Area.</p> <p>The presence of veteran trees and Ancient Woodland to the north of the site, as well as a watercourse and ecological designations would necessitate detailed assessments to be undertaken at any subsequent planning application stage.</p> <p>Market Lavington is overlooked from the south-east by higher land associated with the Salisbury Plain. Any development in the village could therefore potentially have a landscape effect; and impact through potential increased use of the Salisbury Plain. That said, due to the fact the site is bound by the Lavington School to the west and housing to the south, it is considered unlikely that a modest scheme for 15 houses would lead to an adverse landscape impact/increased recreational pressure.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type 15 – Greensand Vale). It is of moderate strength, but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of protecting pasture land which this site appears not to be. However, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting, particularly in terms of buffering the Ancient Woodland associated with the Manor House Woods CWS.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take</p>	<p>The site is not located within a designated landscape area (e.g. AONB).</p>

account of their management objectives, in particular for the three local AONBs ²³ ?	
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of agricultural land. In addition, development would not lead to any significant increase in, or degradation of rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and fill a gap between areas of Ancient Woodland (north), a school (west) and existing housing (south). Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity and buffer the potential risk of flooding from the watercourse that runs to the north of the site. Overall it is considered that development at this site would likely have minor adverse impacts against 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	Bearing in mind the size of the site/potential delivery capacity (approximately 16 dwellings) development for housing would

²³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	only marginally boost the local supply of affordable homes.
3. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
4. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to contribute towards meeting local needs.
5. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would need to assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 15 residential units (though this may be reduced through the mitigation set out in this assessment. Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in the village. There is an identified need for Adapted Affordable Housing to address identified local needs. The development of the site for housing would go some way towards meeting some of this need.</p> <p>The site is relatively contained and sustainably located in relation to local services and facilities.</p> <p>Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site comprises an open field bound by Lavington School (west) and existing housing (south), on the western edge of the village.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to 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?	Development of the site would offer the opportunity to provide a modest number of flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation, subject to meeting the wider provisions of the local development plan.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the western edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be potentially limited and subject to the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	
Summary of SA Objective 9	

The site is located to the west of the village on land bound by Lavington School (west) and existing housing (south), with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars.

Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is 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?	The allocation and development of the site would potentially offer the opportunity to improve cycling and walking routes to local services/facilities/employment, subject to the wider policy provisions of local development plan. It should be noted that the access to the site currently coincides with the access to the school. This would present safety and security issues and should be considered within any subsequent planning application.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes into the village.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in a broadly accessible location on the western edge of the village with reasonable prospects for connectivity via cycling /walking to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents would potentially be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. There are potential issues in relation to the access being through the school's land. This should be considered in any further stage of assessment

or any subsequent planning application.	
The likely effects of development at this site are considered to be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally boost the number of homes in the village and thereby increase the population of the area to a limited extent. This would potentially assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would marginally boost the number of homes in the village and thereby markedly 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 the site would increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, likely effects are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	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?	Whilst an appropriate level of development would broadly respect the settlement hierarchy and status of the village as a Local Service Centre, it would do nothing to support the role of Salisbury and Trowbridge as the primary focus for growth.
Assessment outcome (on balance) +	

Summary of SA Objective 12

Development of the site for housing would not result in new employment land. The site allocation is for housing and hence will generate direct and indirect short-term construction employment, and will help stimulate the local economy once built. Overall, the effects are considered minor positive.

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

