

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.5 Malmesbury Community Area Remainder

Wiltshire Council

May 2018

ANNEX 1 – A.5 Malmesbury Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.5 Malmesbury Community Area Remainder

Malmesbury Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 3233 - Land at Ridgeway Farm, Crudwell
<u>Site OM014 - Land at Tuners Lane, Crudwell</u>
Site 3128 - Land off Wick Road, Oaksey

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

Site 3233 - Land at Ridgeway Farm, Crudwell
<u>Site OM014 - Land at Tuners Lane, Crudwell</u>
Site 3128 - Land off Wick Road, Oaksey

Crudwell

Site 3233 - Land at Ridgeway Farm, Crudwell

Site context

Site size: 3.58ha Site capacity: approximately 81 dwellings

There is an existing access off Tetbury Lane. The site is surrounded by open pasture land to the north with dwellings to the east and west. There are some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding, and agricultural equipment on the entrance to the site. Some mature trees on site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. Potential for bat roosts within farm buildings. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Any development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees on the site boundary, which would be beneficial to wildlife. Potential for bat roosts within farm buildings. Field margins are good for Great Crested Newts, reptiles etc. Great Crested Newts within 250m and also an unsurveyed pond within 250m. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of Public Open Space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Potential for bat roosts within farm buildings. There would need to be surveys undertaken for Great Crested Newts, reptiles etc.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is in agricultural / pasture use. There are some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding, and agricultural equipment at the entrance to the site. There are no significant records (or other relevant information) for protected species within the site. However Great Crested Newts are in recorded within 250m of the site and therefore ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. Overall, the likely effects are considered to be minor adverse against this objective 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 is situated on the edge of the large village of Crudwell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location.

2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site with some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding in the southern part of the site. There is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on agricultural land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is partially (western part of the site) located within a designated Mineral Safeguarding Area for sand and gravel. Any development in this location will need to avoid sterilisation of the mineral resource in the ground where possible. As such, options for the extraction of this resource prior to development occurring should be considered - in line with policies MCS6 and MDC4 of the Minerals Development Framework. However, the site is located in close proximity to existing residential development which itself may constrain the feasibility of mineral extraction prior to any development taking place. This would need further consideration and assessment at the planning application stage and the real potential for resource sterilisation is reflected through the assessment scoring of minor effect. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss is considered minor to negligible due to the size of the site. There are no known contamination issues and therefore unlikely to require remediation. The site is partially located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site</p>	

Allocation. Overall, likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>This part of Crudwell is constrained in relation to foul sewer capacity and a scheme for improvements would be required which is likely to be significant. There are no planned works by Wessex Water until after 2020. Notwithstanding this, evidence suggests that further development would be no more problematic than that already approved.</p> <p>Planned mitigation works will improve service levels in the short-term. There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There are no programmed investment works for the area until after 2020. However, water supply would require off-site connections to mains with limited network reinforcement. Also see comments above Q3:1.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
4. Consider the need for adequate provision of surface water and foul drainage?	<p>This is a Groundwater area and the surface water systems are at capacity. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</p>

<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 1 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application. The site is in a groundwater area and hence surface water systems would need to be sealed as per local sewers. Wiltshire Council's Groundwater Strategy would need to be considered in helping shape any subsequent development proposals. Any discharge into the local watercourses would need to be at a controlled rate, and surface water systems are already at capacity in this location.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. The site is within Groundwater Source Protection Zone 1. Therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any subsequent proposal for development would need to be supported by a Flood Risk Assessment. Overall, it is considered that the likely effects would be moderate adverse.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Crudwell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village</p>

	<p>services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs¹?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be</p>

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

	developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Crudwell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.

2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. There is flooding on local roads which are causing access/egress issues. The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to

	<p>arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Groundwater area and surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the sewage undertaker as foul drainage systems may be at capacity and require improvement. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1. There is flooding on local roads which are causing access/egress issues in the local area. Groundwater area and hence surface water systems must be sealed as per local sewers. Conventional soakaways/infiltration systems may not work effectively. Nonetheless, consideration of alternative surface water drainage systems should be investigated through any subsequent planning application process. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the relevant utility company may be required as foul drainage systems may be at capacity and require improvement. The site has the potential to accommodate an appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).</p>
<p>5. Protect and enhance the natural</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and</p>

function of floodplains?	function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. Flood Zone 2 and 3 dissect the village in the north, and there is a stream running south to the east of the village (Area of Flood Zones 2/3 125m north east of the site and Area of Flood Zone 2 130m south of site). Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. Any proposals to develop the site would need to be supported by a flood risk assessment. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Overall, the likely effects are considered to be minor adverse against this objective and mitigation achievable.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 110m to the east of the Crudwell Conservation Area from which it is separated by more modern development along Tetbury Lane and The Dawneys. Development of the site may affect the setting of this asset and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium (ridge and furrow earthworks) so further archaeological assessment to support development of the site is required. The potential historic landscape been evaluated as medium sensitivity. The site is made up of modern fields which consolidated earlier post medieval fields and medieval fields which would have been once medieval open field which are uncommon across the county.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of	The Conservation Area was designated 14th January 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. The Conservation Area narrowly borders the rear of properties along the main road running through the village and expands somewhat to encompass the 'old nucleus' of the village around the church. It includes most of the buildings and spaces along the main A429, as well as the historic buildings and green by All Saints church and the Tithe Barn beyond. It includes a number of fields and the two village greens maintaining a strong link with the

Conservation Areas?	countryside. There are some significant trees in the village and around the church a positive contribution to its ambience. Development would be capable of maintaining and enhancing the character and distinctiveness of Crudwell, whether it be through a reduced scale of development, design of dwellings and high quality materials, if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site is located approximately 110m to the east of the Crudwell Conservation Area and is separated by housing including some of it more modern in appearance. The impact of the site on the historic environment is likely to be minimal, and could be mitigated through appropriate design and siting in the event a Heritage Impact Assessment reveals it is necessary to do so. There are no listed buildings or Scheduled Monuments in close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation is achievable.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Crudwell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and part of site is brownfield/ farm sheds. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.
2. Aid in the delivery of a network of	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver

multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ² ?	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and potentially extend the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site ³ and will pass through the site, linking the existing footpath in the north eastern tip of the site to Tetbury Lane. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

³ 15/03136/OUT

<p>Summary of SA Objective 7</p> <p>The site is on the rural fringe of Crudwell and is made up of agricultural buildings with fields to the north. Views into the site from a number of locations from residential properties and open countryside to the north. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended through part of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation would be achievable.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan has not advanced beyond the area designation stage therefore it is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
<p>Assessment outcome (on balance) + + +</p>	
<p>Summary of SA Objective 8</p>	

The whole SHLAA site provides capacity for approximately 81 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of SA Objective 8 and a major beneficial effect is considered likely against this objective.

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

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located with Crudwell. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Crudwell at Ashton Keynes which is approximately 8 miles from the site. NHS Wiltshire CCG has commented that 1 modern large surgery serving town and surrounding area has capacity.

<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Crudwell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁴. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site falls in the Crudwell Church of England Primary School catchment area. The primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 9 The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to</p>	

⁴ English indices of deprivation (DCLG, 2015)

the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway at this part of Tetbury Lane, but there is scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to extend footpath provision to within the site to connect to the existing PRow network. Opportunities for increasing walking accessibility to facilities are therefore limited. Tetbury Lane is suitable for cyclists but the A429 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, public houses, village hall and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by a bus route with a bus stop (Old Post Office) some 450m distance which offers a direct service to Malmesbury and Cirencester (commuter and inter-peak). The nearest train station (Kemble) is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the west of the Large Village of Crudwell. There is an existing access and layby off Tetbury Lane. The site is within walking distance of the services and facilities but part of the route lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Malmesbury and Cirencester mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village. Overall the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.

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

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11 Development will increase the local population resulting in a small contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pubs, hotel and post office), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Crudwell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12 The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on Objective 12.</p>	

Site OM014 - Land at Tuners Lane, Crudwell

<p>Site context <u>Site size: 1.5 ha Site capacity: approximately 40 dwellings</u></p>	
<p><u>The site is located off Tuners Lane on the fringe of Crudwell. The site is predominately surrounded by open pasture land with dwellings to the south east. The site slopes gently towards the south of the site. Along the southern boundary of the site between Tuners Lane and the hedgerow is a small drainage ditch which appears quite overgrown. There is hedgerow on the boundaries to the south and east with a mature tree to the northern eastern boundary.</u></p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p><u>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</u></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><u>The site is in agricultural / pasture use. The site is not within or adjacent to any site designated for nature conservation. The stream which runs to the south west of the site is UK BAP Priority Habitat because it is running water and a natural watercourse, however it is on the opposite side of the road and is unlikely to be directly affected by development of the proposed site. The habitats within the site are arable crop rotation, which is of low conservation value however the boundary hedges do contribute to primary habitat connectivity around the site and linking into the wider landscape, enabling movement of wildlife between different habitat areas. The hedgerows should not only be maintained as part of any future development but bulked up to ensure they continue to provide this function for biodiversity. There is scope to add some meaningful enhancement for wildlife within the site – this may be associated with any attenuation pond that is constructed as part of the development but could also be part of any public open space or children’s play area. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>Given the connectivity with the PRow on the eastern boundary it would be possible that development of this site would lead to greater community engagement with biodiversity.</u></p>

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of Public Open Space this may give opportunities for biodiversity enhancement.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p><u>The site is in agricultural / pasture use. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows and the tree on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to</u></p>	

<p><u>connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p><u>The site is situated on the edge of the large village of Crudwell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</u></p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p><u>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</u></p>
<p>3. Encourage remediation of contaminated land?</p>	<p><u>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u></p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p><u>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.</u></p>
<p>5. Protect and enhance soil quality?</p>	<p><u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u></p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p><u>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.</u></p>

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p><u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p><u>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are considered likely to be minor adverse against this objective.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner 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><u>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Crudwell is constrained in relation to foul sewer capacity and a scheme for improvements could be required which is likely to be significant. There are no planned works by Wessex Water until after 2020. Notwithstanding this, evidence suggests that further development would be no more problematic than that already approved. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</u></p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p><u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There are no programmed investment works for the area until after 2020. However, water supply would require off-site connections to mains with limited network reinforcement. Also see comments above Q3:1.</u></p>
<p>3. Ensure the installation of water saving measures such as rainwater</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to</u></p>

<p>harvesting and water metering?</p>	<p><u>incorporate water saving measures / technologies and no adverse effects are foreseen.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>This is a Groundwater area and the surface water systems are at capacity. Further guidance can be found in Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 1 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application. The site is in a groundwater area and hence surface water systems would need to be sealed as per local sewers. Wiltshire Council’s Groundwater Strategy would need to be considered in helping shape any subsequent development proposals.</u></p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u></p>
<p><u>Assessment outcome (on balance) - -</u></p>	
<p>Summary of SA Objective 3</p> <p><u>Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. The site is within Groundwater Source Protection Zone 1. Therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any subsequent proposal for development would need to be supported by a Flood Risk Assessment.</u></p>	

<u>Overall, it is considered that the likely effects would be moderate adverse.</u>	
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?	<u>The site is not located within an Air Quality Management Area (AQMA) and currently Crudwell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</u> <u>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.</u> <u>Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</u>
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?	<u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>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.</u>
4. Seek to reduce development in or	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As</u>

near to AQMAS ⁵ ?	<u>such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>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 local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>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.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<u>The site is situated to the north west of Crudwell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u>	

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

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.

Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.

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

Decision Aiding Questions. Will the development site...

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

practices?	<u>Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p><u>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.</u></p> <p><u>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</u></p>	
<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...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Groundwater area and surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the sewage undertaker as foul drainage systems may be at capacity and require improvement. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u>

	<ul style="list-style-type: none"> • <u>increased periods without rain;</u> • <u>increased intensity in rainfall; and</u> • <u>more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site is located within Flood Zone 1 There are flooding issues within Crudwell. The site is within a groundwater area and hence surface water systems must be sealed as per local sewers. Conventional soakaways/infiltration systems may not work effectively. Nonetheless, consideration of alternative surface water drainage systems should be investigated through any subsequent planning application process. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the relevant utility company may be required as foul drainage systems may be at capacity and require improvement. The site has the potential to accommodate an appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Groundwater Strategy and CIRIA Guidance Part E, Chapter 25.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. (Also see comments in response to 5 above).</u></p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p><u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 5b</p> <p><u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. Any proposals to develop the site would need to be supported by a flood risk assessment. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.</u></p>	

<u>Overall, the likely effects are considered to be moderate adverse against this objective with mitigation problematic.</u>	
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?	<u>The site is located approximately 150m to the west of the Crudwell Conservation Area from which it is separated by open farm land and some residential dwelling. The current green open setting of the Heritage Asset is considered to contribute to the significance of the Conservation Area in a positive manner. Development of the site may affect the setting of the conservation area and its significance. Subject to more detailed Heritage Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated. The site is not adjacent to any listed buildings nor are there any scheduled monuments in the vicinity.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The archaeological potential of the site has been evaluated as low and further archaeological assessment to support development of the site is required. The potential historic landscape been evaluated as low sensitivity. The site is made up of modern land parcels created by altering the larger post medieval field here with previous character poorly legible and quite commonplace.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
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?	<u>The Conservation Area was designated 14th January 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. The Conservation Area narrowly borders the rear of properties along the main road running through the village and expands somewhat to encompass the 'old nucleus' of the village around the church. It includes most of the buildings and spaces along the main A429, as well as the historic buildings and green by All Saints church and the Tithe Barn beyond. It includes a number of fields and the two village greens maintaining a strong link with the countryside. There are some significant trees in the village and around the church a positive contribution to its ambience. Development would be capable of maintaining and enhancing the character and distinctiveness of Crudwell, whether it be through a reduced scale of development, design of dwellings and high quality materials, if a Heritage Assessment considers them to be necessary.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>There are no 'at risk' heritage assets on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their</u>

accordance with international obligations?	<u>settings.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p><u>The site is located to the west of the Crudwell Conservation Area from which it is separated by open farm land to the north of Tuners Lane. The current green open setting of the Heritage Asset is considered to contribute to the significance of the Conservation Area in a positive manner. Development of the site may affect the setting of the conservation area and its significance. Subject to more detailed Heritage Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated.</u></p> <p><u>The impact of the site on the historic environment is likely to be moderate, however could be mitigated through appropriate design and siting in the event a Heritage Assessment reveals it is necessary to do so. There are no listed buildings or Scheduled Monuments in close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site.</u></p> <p><u>Overall it is considered that the likely effects are moderate adverse against this objective with mitigation problematic.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p><u>The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Crudwell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u></p>
<p>3. Lead to a net improvement in the</p>	<p><u>In accordance with national policy/local plan policy, the development of the site would have the potential to</u></p>

<p>quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</u></p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs⁶?</p>	<p><u>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</u></p>
<p>5. Protect rights of way, open space and common land?</p>	<p><u>In accordance with local plan policy, the development of the site would protect and potentially extend the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (CRUD10) passes along the eastern boundary of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way. Given the size of the site additional connectivity to existing networks could be achieved.</u></p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p><u>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 7</p> <p><u>The site is on the rural fringe of Crudwell and a greenfield site Views into the site from a number of locations from residential properties and open countryside to the north, south and west. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust</u></p>	

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

<u>mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation would be achievable.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>The Neighbourhood Plan is at its infancy stage and at this time the plan is not considered sufficiently advanced.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.</u>
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<u>The whole SHLAA site provides capacity for approximately 40 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of this objective and a major beneficial effect is considered likely against this objective.</u>	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>There is no doctor's surgery located with Crudwell. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Crudwell at Ashton Keynes which is approximately 8 miles from the site. NHS Wiltshire CCG has commented that 1 modern large surgery serving town and surrounding area has capacity.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There</u>

	<u>would be some social and economic benefits for the Crudwell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁷. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</u>
7. Support the development of community campuses?	<u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>The site falls in the Crudwell Church of England Primary School catchment area. The primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 9	

⁷ English indices of deprivation (DCLG, 2015)

<p><u>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p><u>There is no footway at this part of Tuners Lane, but there is scope to create one on the site frontage. There is also possible scope to connect to the footway in the immediate vicinity. There is opportunity to link footpath provision within the site to connect to the existing PRow network to the eastern boundary of the site. Opportunities for increasing walking accessibility to facilities are therefore limited. Tuners Lane is suitable for cyclists but the A429 less so for any considerable distance.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u></p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p><u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u></p>
<p>4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?</p>	<p><u>The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all within safe walking and cycling distance. The village is serviced by a bus route with a bus stop (Old Post Office) some 400m distance which offers a direct service to Malmesbury and Cirencester (commuter and inter-peak). The nearest train station (Kemble) is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 10 <u>The site is located in the north of the Large Village of Crudwell. The site is within walking distance of the services and facilities but the footway ends to the south boundary of the site. The types of facilities found in higher order settlements such as Malmesbury and Cirencester mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village.</u></p> <p><u>Overall the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p>	

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>Not relevant to this location.</u>
2. Support the rural economy?	<u>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</u>
<u>Assessment outcome (on balance) + +</u>	
Summary of SA Objective 11	
<u>Development will increase the local population resulting in a contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pubs, hotel and post office), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Crudwell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a moderate positive effect on the local economy and meet the aim of SA Objective 11.</u>	
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?	<u>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>
<u>Assessment outcome (on balance) +</u>	
<u>Summary of SA Objective 12</u>	

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

Site 3128 – Land off Wick Road, Oaksey

Site context

Site size: 0.39ha Site capacity: approximately 11 dwellings

Site located on fringe of Oaksey. There are dwellings to the south of the site, road to the east and open countryside to the north and west. The site is flat. There is a hedgerow along the eastern boundary of the site, and to the south. There is no existing access to the site from Wick Lane. Some cables cross the southern portion of the site.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. The site contains hedgerows (UK BAP Priority Habitat) which form secondary wildlife corridors which contribute to connectivity in the wider landscape which would be to be retained where possible. Great Crested Newts are recorded with the vicinity and perimeter vegetation suitable, ecological assessment at site level to support individual planning applications will be required for any development.
3. Result in greater community	It is unlikely that development of this site would lead to greater community engagement with biodiversity.

engagement with biodiversity?	
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to existing mature trees and hedgerows along boundaries where possible. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees on the boundary of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	

Summary of SA Objective 1	
<p>The site is currently used as a paddock / grazing land. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species. There are no significant records (or other relevant information) for protected species within the site but there are Great Crested Newts in the area and perimeter vegetation would be suitable. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. There is potential to create or enhance habitats. Overall, the likely effects are considered to be minor adverse against this objective 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 situated on the edge of the large village of Oaksey which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present at the Old Post Office providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Malmesbury or Cirencester for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location within the Oaksey Conservation Area and relationship with nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss would be considered minor to negligible in any even due to its size. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Local water supply and foul water connection would be possible in Wick Road. There are no surface water systems at this location and storm water flows are currently managed in land drainage systems. The site would be unable to proceed without satisfactory surface water outfall arrangements being made. Infiltration testing will be required as there is no local watercourse close by. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing water and sewerage infrastructure capacity. Consideration should be given to incorporating appropriate pollution prevention and control into the design and layout of any new development.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the

	developer(s) and the relevant utilities company. (See response to Q1 above also).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency. (See response to Q1 above also).
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 at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. The site is within a Groundwater Source Protection Zone (Zone 2). There may be a significant effect which would need mitigation and hence further advice would need to be sought from the Environment Agency to support any subsequent planning application. There is no evidence to suggest that development of the site for housing could not be supported by existing water and sewerage infrastructure to cope with demand. A local water supply and foul water connection would be possible in Wick Road. There are no public surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without satisfactory surface water outfall. Infiltration testing will be required as there is no local watercourse close by. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is achievable.</p>	

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Oaksey does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise,</p>

and/or location of development?	odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁸ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is in an eastern location to the village of Oaksey and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a location where village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.

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

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	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 could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. No specific vulnerabilities are known with regards this particular site. However it should be noted that there are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by for the purposes of discharge. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events.

	Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by to manage discharges. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 and 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Development would need to ensure that surface water run-off rates replicate and improve, where possible, greenfield run-off rates. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by to manage discharges. No details of drainage exist as yet but there is potential to introduce pollution prevention measures including SuDs. Any subsequent planning application would need to be supported by a Flood Risk Assessment. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.	
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	The site is within Oaksey Conservation Area and close to listed buildings (90m from grade II* listed building (church) and 40m from Tudor House (grade II listed building) The site is separated from these listed buildings by vegetation and existing development. However, development of the site may affect the setting to these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse

Monuments and Historic Parks & Gardens?	effects but some aspects would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and historic landscape have been undertaken and the site is evaluated as 'medium'. On the basis of available evidence, there may be a need to undertake further archaeological assessment to support development of the site. The historic landscape is described as 'Post medieval field that lies within the historic core of the village' and described as 'Coherent historic fields that may have significance due to their location at the core of the historic settlement'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Conservation Area was designated 11 July 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. This part of the Conservation Area extends northwards and follows Wheatsheaf Lane and large fields either side. The site forms a large open space to the east of the cluster of houses on Wheatsheaf Lane with a similar sized site to the west, both of which contribute towards the rural setting of the village. Development on the site might be harmful and difficult to mitigate.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage assets on site identified at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
<p>The site forms an important open space within the Oaksey Conservation Area and is some 90m distance from Grade II* and II Listed Buildings. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the rural character of this location. Mitigation is considered problematic. An archaeological assessment would be required to determine the archaeological potential of the site. With regard to SA</p>	

Objective 6, it is considered that given the relationship of heritage assets to the site that there is a likelihood of moderate adverse effects.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site is within Oaksey Conservation Area on the rural fringe of Oaksey with is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within low intervisibility and sensitive visual receptors – residential, to the east and south. There would be a requirement for a GI buffer to mature hedgerow trees.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks (PRoW OAKS1 to north west of the site which could provide additional connectivity through the site to existing networks could be achieved)and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated

account of their management objectives, in particular for the three local AONBs ⁹ ?	landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. There are no public rights of way or publicly accessible space within the site however PRow OAKS1 to north west of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way (PRow OAKS1 public rights of way). The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is largely formed of agricultural land that is not accessible to the public. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
The site adjoins the built edge of western edge of Oaksey, currently is used for grazing and within Oaksey Conservation Area. There are views into the site from a number of locations from residential properties to the south and PRow OAKS1 to north west of the site. The level of effect would depend on the design of developments and employment of appropriate mitigation such Green Infrastructure buffer to the hedgerows. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

⁹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is seeking to allocate sites for the delivery of local housing targets (affordable housing). However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity approximately 11 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would largely meet the aim of SA Objective 8 and the likely effects against this objective are considered moderate beneficial.</p>	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located with Oaksey. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Oaksey at Ashton Keynes which is approximately 4.5 miles from the site. Oaksey is also within the contractual boundary of Purton Surgery which is approximately 10 miles from the site. NHS Wiltshire CCG has commented that one modern large surgery serving town and surrounding area has capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Oaksey area through housing provision, short-term construction jobs and a larger

	workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country ¹⁰ . Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Malmesbury, Cirencester and the wider public transport network. Given the limited services within Oaksey it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Oaksey Church of England Primary School catchment area. The primary school has some surplus places at present and should be able to accommodate pupils from development without expansion. For secondary education the forecast is to be full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to	

¹⁰ English indices of deprivation (DCLG, 2015)

the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway or lighting on Wick Road which would make walking to the main road (The Street) unsafe albeit for a distance of approx. 60m. Alternatively access could be established through the use and extension of public footpath PRoW OAKS1 on the western edge of the site to the village centre however this could require crossing third party land and resurfacing.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (primary School, general food shop and post office and place of worship). However, overall, this level of new dwellings is likely to increase travel movements in the area. The village is serviced by the 93 bus route with the bus within 400m as the crow flies. Service 93 offers a commuter to Cirencester and also an inter-peak to Malmesbury. The nearest train station (Kemble) is more than 1 or 3km from site which would offer poor pedestrian/cycle access. However given the limited services within Oaksey it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the north eastern side of the Large Village of Oaksey. Direct vehicular access to this site is considered to be achievable. The site is within walking distance of the services and facilities available within the village but the short section from the site to The Street lacks a footway, as does existing housing on this lane. Utilising, extending and upgrading PRoW OAKS1 on the western edge of the site to the village centre to provide an alternative safe walking route would need

to be investigated. Notwithstanding this the site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site for housing is not expected to have a significant effect on national trails, public footpaths or the Public Rights of Way network PRoW OAKS1 on the western edge of the site. The traffic will be generated within the village and to wider areas. The traffic will be generated within the village and to wider areas. Overall it is considered that the effects would be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) +

Summary of SA Objective 11

The site is located on a greenfield site. Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Oaksey village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.

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

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
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<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</p>
<p>Assessment outcome (on balance) +</p>	
<p>Summary of SA Objective 12</p> <p>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a positive effect on SA Objective 12.</p>	

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

