



Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Westbury

July 2018
Submission version

Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as **large print** and audio. Please contact the council on **0300 456 0100**, by textphone on 01225 712500 or by email on customerservices@wiltshire.gov.uk.

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشرير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

ولتشار کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 0300 456 0100 پر رابطہ کریں، ٹیکسٹ فون سے (01225) 712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

| | | |
|---|--|----|
| ■ | Main sections | |
| 1 | Introduction | 3 |
| 2 | Westbury Community area | 6 |
| 3 | Settlement boundary review | 10 |
| 4 | Overview of the site selection process | 11 |
| 5 | Outcome of the site selection process for Westbury | 13 |
| 6 | Outcome of the Westbury Community Area Remainder site selection process | 14 |
| 7 | Conclusions | 20 |
| ■ | Appendices | |
| A | Proposals for revised settlement boundaries | 21 |
| B | SHLAA sites considered during the site selection process | 31 |
| C | Exclusionary criteria considered at Stage 2a of the site selection process | 34 |
| D | Assessment criteria and output from Stage 2a of the site selection process | 37 |
| E | Assessment criteria and output from Stage 2b of the site selection process | 42 |
| F | Assessment criteria and output from Stage 3 of the site selection process | 50 |
| G | Assessment criteria and output from Stage 4a of the site selection process | 58 |

1. Introduction

Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Westbury Community Area.

Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

- 1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

Topic papers structure

- 1.5 *Table 1.1* shows the layout of the Westbury Community Area Topic Paper ('CATP'). The selections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck-through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

1 This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Westbury Community Area Topic Paper

| # | Section | | Appendices |
|---|--|---|---|
| 2 | Community area | Planning policy context for the Westbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area. | |
| 3 | Settlement boundary review | Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan. | Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes. |
| 4 | Overview of the site selection process | Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> . | |
| 5 | Outcome of the site selection process for Westbury | Summary of the site selection process for Westbury (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan. | Appendix B contains maps of each settlement showing SH _{ELAA} sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process. |
| 6 | Outcome of the Westbury Community Area Remainder site selection process | Summary of the Westbury Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations. | Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process. Appendix D contains the assessment criteria and output from Stage 2a of the site selection process. Appendix E contains the assessment criteria and output from Stage 2b of the site selection process. |

| | | | |
|----------|--------------------|--|--|
| | | | <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p> |
| 7 | Conclusions | Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed. | |

2. Westbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Westbury Community Area. Core Policies 1 (Settlement Strategy) and 32 (Westbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Westbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 32 requires approximately 1,615 new homes to be provided in the Westbury Community Area, of which about 1,500 should occur at Westbury including land identified at Station Road for strategic growth. Approximately 115 homes should be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Westbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Westbury Community Area.

Table 2.1 Settlement Strategy in the Westbury Community Area

| | |
|-----------------------|-----------------------|
| Market Town | Westbury |
| Large Villages | Dilton Marsh, Bratton |
| Small Villages | Edington/ Tinhead |

Issues and considerations

2.4 Core Policy 32 and the supporting text (paragraph 5.166) of the WCS identify specific issues to be addressed in planning for the Westbury Community Area, including:

- proposals for development in Westbury away from the Station Road site discussed above, should demonstrate how they will contribute to the enhancement of the central area of the town, in accordance with the community-led town planning process.
- Westbury suffers from traffic issues, including congestion from the A350 which runs through the town centre, which is also designated as an Air Quality Management Area ('AQMA').
- development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area ('SPA') will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy,⁽²⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new school and site and extension of Bitham Brook Primary School to provide additional places
- expansion of Matravers Secondary School to provide additional places
- provision of additional nursery school places
- additional platform at Westbury Railway Station
- support development of local primary care health facilities

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 **At the time the Plan was released for pre-submission consultation, the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

2.8 The ***estimated*** housing requirements for the Westbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Westbury Community Area.*

Table 2.2 Estimated housing requirements for Westbury Community Area.⁽⁴⁾

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | Indicative residual requirement |
|--------------------------|----------------------------------|-----------------------|-----------------------------------|---------------------------------|
| Westbury | 1,500 | 877 | 931 | 0 |
| Westbury CA Remainder | 115 | 61 | 7 | 47 |
| Westbury CA | 1,615 | 938 | 938 | 47 |

2.9 Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter “2017 HLSS”). This provides a confirmed housing land supply position (base dated April 2017), and this represents the current housing land supply position.

2.10 The commitments used to calculate the housing land supply position set out in the 2017 HLSS include the housing delivery expected from the housing site allocations proposed within the pre-submission Plan. However, to demonstrate the current housing land supply position in the Community Area prior to applying any proposed allocations, the expected delivery from the proposed allocations has been removed from the developable commitments and indicative residual requirement figures.

2.11 The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Westbury Community Area are set out in Table 2.3 below:

Table 2.3 Housing requirements for Westbury Community Area.⁽⁵⁾

| <u>Area</u> | <u>Indicative requirement 2006-2026</u> | <u>Completions 2006-2017</u> | <u>Developable commitments 2017-2026</u> | <u>Indicative residual requirement</u> |
|----------------------------------|---|------------------------------|--|--|
| <u>Westbury</u> | <u>1,500</u> | <u>940</u> | <u>851</u> | <u>0</u> |
| <u>Westbury CA Remainder</u> | <u>115</u> | <u>60</u> | <u>11</u> | <u>44</u> |
| <u>Westbury CA</u> | <u>1,615</u> | <u>1,000</u> | <u>862</u> | <u>44</u> |

Neighbourhood planning

2.12 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.13 Westbury Community Area has ~~two~~ **four** neighbourhood plans in preparation. ~~Table 2.34~~ *Table 2.34* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include

4 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Table 4.2

5 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Addendum

information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

Table 2.4 Status of neighbourhood plans in the Westbury Community Area at May 2018

| Plan Area/ name of NDP | Stage Reached | Is it allocating housing, if so, how much? | Is it reviewing the current settlement boundaries? |
|---------------------------|---|---|--|
| <u>Westbury</u> | <u>Area Designation (April 2017)</u> | <u>Unknown at this stage</u> | <u>Unknown at this stage</u> |
| <u>Bratton</u> | <u>Area Designation (Mar 2018)</u> | <u>Unknown at this stage</u> | <u>Unknown at this stage</u> |
| Dilton Marsh | Area Designation (Feb 2017) | Unknown at this stage | Unknown at this stage |
| Heywood | Area Designation (Dec 2016) | Unknown at this stage | Unknown at this stage |

6 Wiltshire Council. (2017~~8~~). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017 **May 2018**.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Westbury Community Area:

- Westbury
- Bratton
- Dilton Marsh

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.

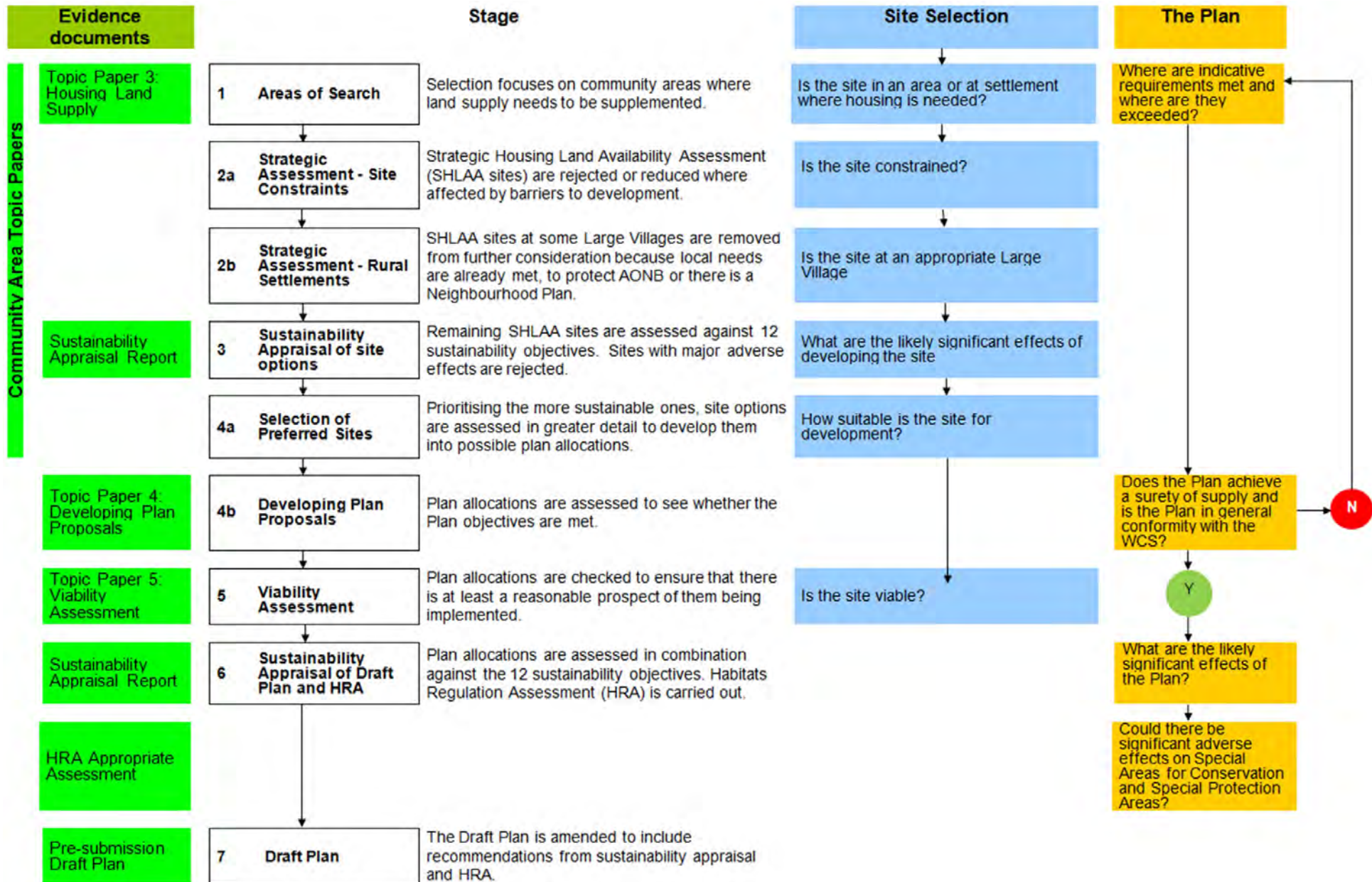
3.3 No settlements in the Westbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

7 Wiltshire Council (~~June 2017~~ **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Westbury

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Westbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2 The decisions taken after each stage of the process for Westbury, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Westbury. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Westbury to be delivered during the Plan period has been met. This is in part due to strategic allocation for up to 250 dwellings identified at Station Road, Westbury through the WCS; and more recent greenfield sites permitted on the edge of the settlement.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Westbury and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Westbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Westbury Community Area Remainder. It follows the methodology outlined in Section Four and covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 6.2** The decisions taken after each stage of the process for the Westbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Westbury Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 47 dwellings for Westbury Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Westbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Westbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites⁽¹¹⁾ at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹²⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

| Area of search | SHLAA sites in the open countryside or at a Small Village |
|-----------------------|---|
| Westbury CA Remainder | 177, 337, 338, 604, 741, 1015, 2057, 3163, 3229, 3238, 3263, 3401 |

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

11 ***Where reference is made in this topic paper to SHLAA sites, this includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites, and any new sites promoted to the Council through consultation on the Plan***

12 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

6.9 **Appendix B** contains maps of the Large Villages within the Westbury Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Westbury Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a Assessment in the Westbury Community Area Remainder

| Settlement | SHLAA sites removed due to application of exclusionary criteria (Stage 2a) | SHLAA sites taken forward to the next stage (2b) |
|--------------|--|--|
| Bratton | 738 , 3527 | 321, 738 |
| Dilton Marsh | 175, 1008, 1009, 1038, 1043 | 3270 |

6.11 Therefore, the outcome of the Stage 2a strategic assessment for the Westbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Bratton
- Dilton Marsh

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the area of search. As such, Stage 2b performs a comparative analysis of Large Villages within the Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within Westbury Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Westbury Community Area Remainder

| Large Village | Justification for not taking forward to the next stage |
|---------------|--|
| Dilton Marsh | <ul style="list-style-type: none"> • Primary school full and not capable of expansion. There is also pressure on primary school capacity in Westbury, which impacts upon Dilton Marsh. Further development at Dilton Marsh is likely to cause an issue with primary school capacity in the wider area. Therefore, housing allocations should not be considered in Dilton Marsh before addressing the issue with primary capacity in the wider area. |

6.14 Therefore, ~~only the one~~**two sites** in Bratton, which ~~has~~**have** not been removed due to the application of exclusionary criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

- 6.16** After a high level assessment, the remaining potential sites ~~has~~ **have** been assessed using Sustainability Appraisal ('SA'). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of the site has been assessed against each of the objectives using a consistent set of decision-aiding questions and then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹³⁾.
- 6.17** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Westbury Community Area Remainder. A detailed assessment of the sites at Bratton ~~is~~ **are** included within the Sustainability Appraisal Report⁽¹⁴⁾.
- 6.18** Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal process generally suggests potential sites that are 'more sustainable' or 'less sustainable' and in the Westbury Community Area Remainder the outcome suggested the ~~one~~ **two** sites as 'more sustainable', as shown in *Table 6.4*.

Table 6.4 SHLAA sites considered at Stage 3 in the Westbury Community Area Remainder

| SHLAA ref | Site name | Outcome after Stage 3 |
|------------------------|--|--------------------------------|
| Bratton | | |
| Site 321 | Land off B3098 adjacent to Court Orchard/ Cassways | More Sustainable |
| <i>Site 738</i> | <i>Land south of Westbury Road</i> | <i>More Sustainable</i> |

Sites rejected after Stage 3

- 6.19** The above sites ~~was~~ **were** not rejected after Stage 3.

Sites taken forward

- 6.20** *Table 6.5* below shows the sites taken forward to the next stage of the site selection process.

Table 6.5 SHLAA site taken forward after Stage 3 in the Westbury Community Area Remainder

| SHLAA ref | Site name |
|------------------------|--|
| Bratton | |
| Site 321 | Land off B3098 adjacent to Court Orchard/ Cassways |
| <i>Site 738</i> | <i>Land south of Westbury Road</i> |

- 6.21** **Appendix B** contains a map of Bratton, showing the SHLAA sites taken forward to the next stage of the site selection process.

13 *Atkins and* Wiltshire Council (June 2017- **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*.
 14 *Atkins and* Wiltshire Council (June 2017- **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*.

Stage 4a: Selection of preferred sites

- 6.22** The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. In the case of Westbury Community Area Remainder, ~~only one~~**two** sites ~~were~~ **was** considered at this stage having been found to be a 'more sustainable' sites (site options), resulting from the assessment in Stage 3. **The sites are** ~~It was assessed~~ **in more** detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁵⁾.
- 6.23** **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process. This includes a maximum dwelling capacity for the preferred site identified for allocation, as well as identifying particular considerations connected to the site that should be referred to by the Plan.
- 6.24** *Table 6.6* below shows the site options considered at Stage 4a and the resulting capacity following consideration of any necessary mitigation measures.

Table 6.6 Site options considered at Stage 4a in the Westbury Community Area Remainder

| SHLAA ref | Site name | SHLAA capacity |
|------------------------|--|--------------------|
| Bratton | | |
| Site 321 | Land off B3098 adjacent to Court Orchard/ Cassways | 32 |
| <u>Site 738</u> | <u>Land south of Westbury Road</u> | <u>22</u> |
| TOTALS | | <u>3254</u> |

Site removed after Stage 4a

- 6.25** ~~There were no site options removed after Stage 4a.~~ *Table 6.7 below shows the site option removed after Stage 4a.*

Table 6.7 Site option removed after Stage 4a in the Westbury Community Area Remainder

| SHLAA ref | Site name | Reasons why site removed after Stage 4a |
|------------------------|---|---|
| Bratton | | |
| <u>Site 738</u> | <u>Land south of Westbury Road</u> | <ul style="list-style-type: none"> <u>The overall sustainability benefits would be marginal due to a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable.</u> |

Preferred site

- 6.26** *Table 6.7*~~8~~ below shows the preferred site identified for allocation and the revised capacity following the consideration of the sites ability to maximise delivery, therefore the potential capacity of the site is increased.

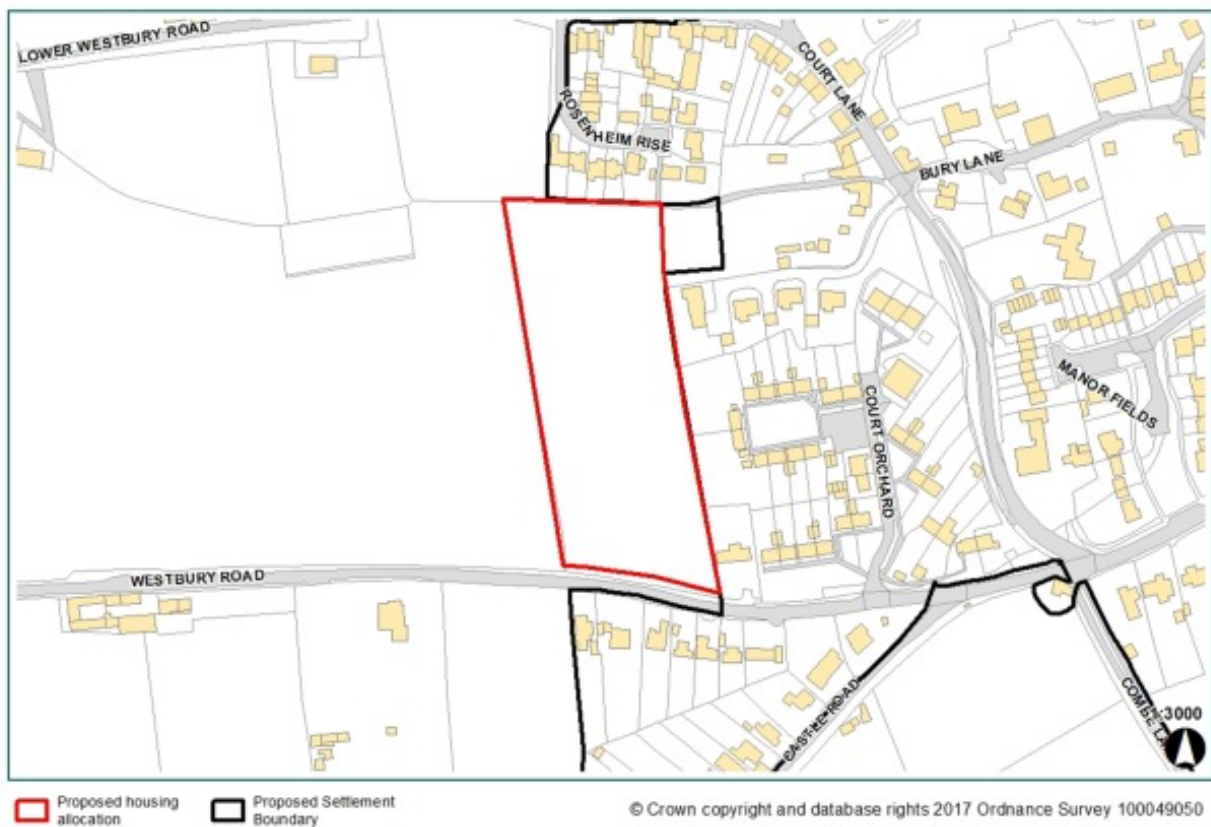
Table 6.8 Preferred site identified for allocation in the Westbury Community Area Remainder.

| SHELAA ref | Site name | Capacity after mitigation |
|----------------|---|---------------------------|
| Bratton | | |
| Site 321 | Land off B3098 adjacent to Court Orchard/ Cassways | 40 |
| TOTAL: | | 40 |

6.27 There are two Large Villages in the Westbury Community Area; Bratton and Dilton Marsh. No available or suitable sites have been identified at Dilton Marsh. However, one potentially available and suitable site is identified for allocation in Bratton. The following paragraph sets out the justification for its allocation.

Site 321 – Court Orchard/Cassways, Bratton

Figure 6.1 Site 321 – Court Orchard/Cassways, Bratton



6.28 This site has the potential to deliver a proportionate number of dwellings within the context of a Large Village setting. All potential adverse effects of developing the site are considered able to be addressed through straightforward mitigation measures. Considering the effects noted above and taking account of required mitigation measures, site capacity is considered to be approximately 40 dwellings. This would maximise the delivery of affordable housing, which would contribute towards meeting identified needs in the most recent Parish Housing Needs Survey (PHNS). The site is not of a size that would significantly add to pressures on local infrastructure, services and facilities. Moreover, the village primary school would benefit

from additional housing as there are currently significant surplus places. If necessary, development can help to address local infrastructure capacity issues over and above Community Infrastructure Levy contributions.

6.29 **Appendix B** highlights the preferred site identified for allocation.

7. Conclusions

Westbury town

- 7.1 The indicative residual requirement for the Market Town of Westbury to be delivered during the Plan period has been met. The Plan will not need to allocate additional land to help meet an indicative residual requirement. Therefore, it is proposed that housing sites will not be identified for allocation at Westbury and the site selection process ends after Stage 1.

Westbury Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 47⁽¹⁶⁾ dwellings for the Westbury Community Area Remainder. *Table 7.1* below shows the preferred site identified for allocation.

Table 7.1 Preferred site identified for allocation in the Westbury Community Area Remainder.

| SH/LAA ref | Site name | Dwelling capacity |
|----------------|---|-------------------|
| Bratton | | |
| Site 321 | Land off B3098 adjacent to Court Orchard/Cassways | 40 |
| TOTAL: | | 40 |

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Westbury Community Area:

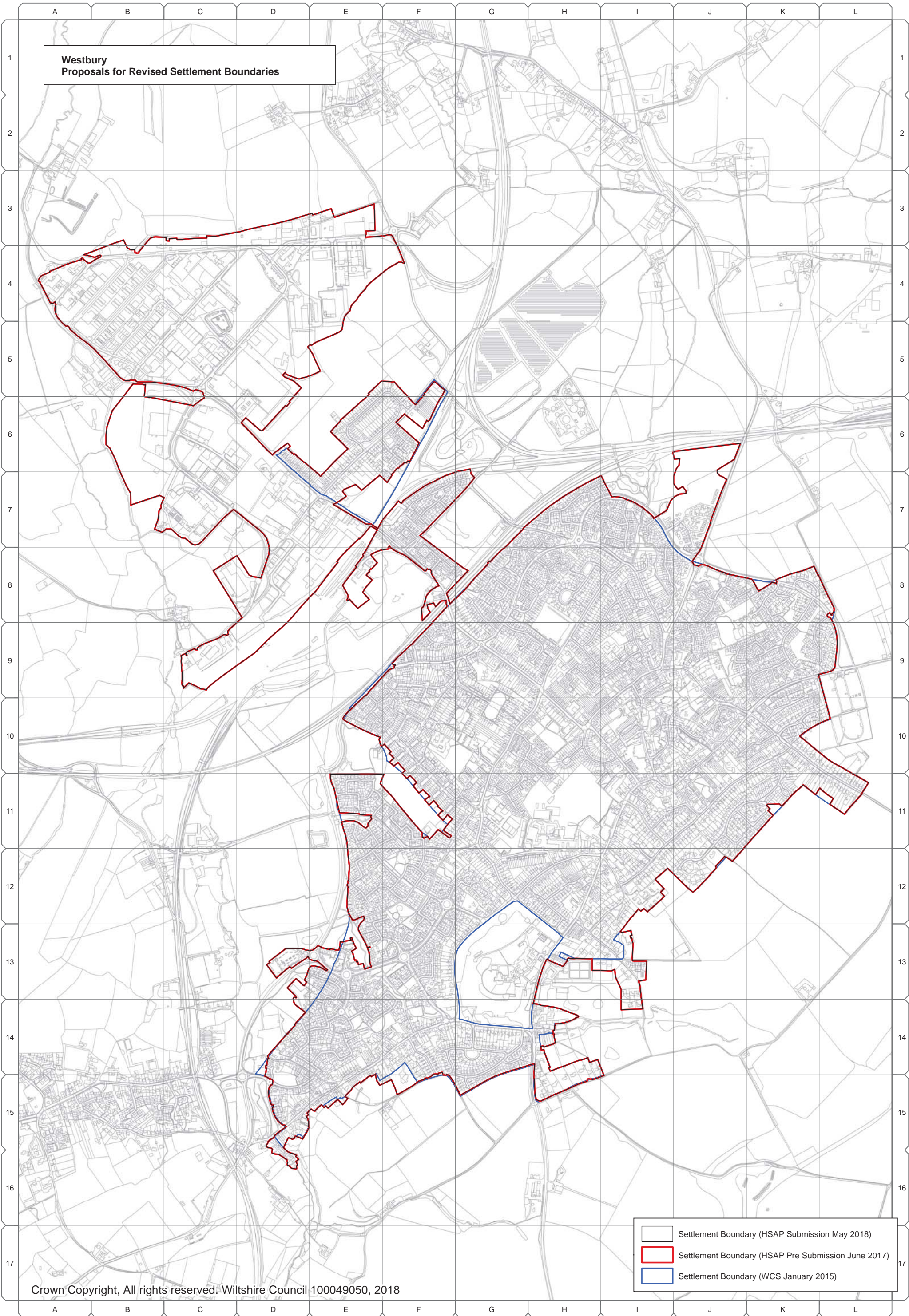
- Westbury
- Bratton, and
- Dilton Marsh

- 7.4 No settlements in the Westbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

16 Figure as per the 2016 HLSS update, which is used to inform the Plan

Appendix A: Proposals for revised settlement boundaries

**Westbury
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Westbury

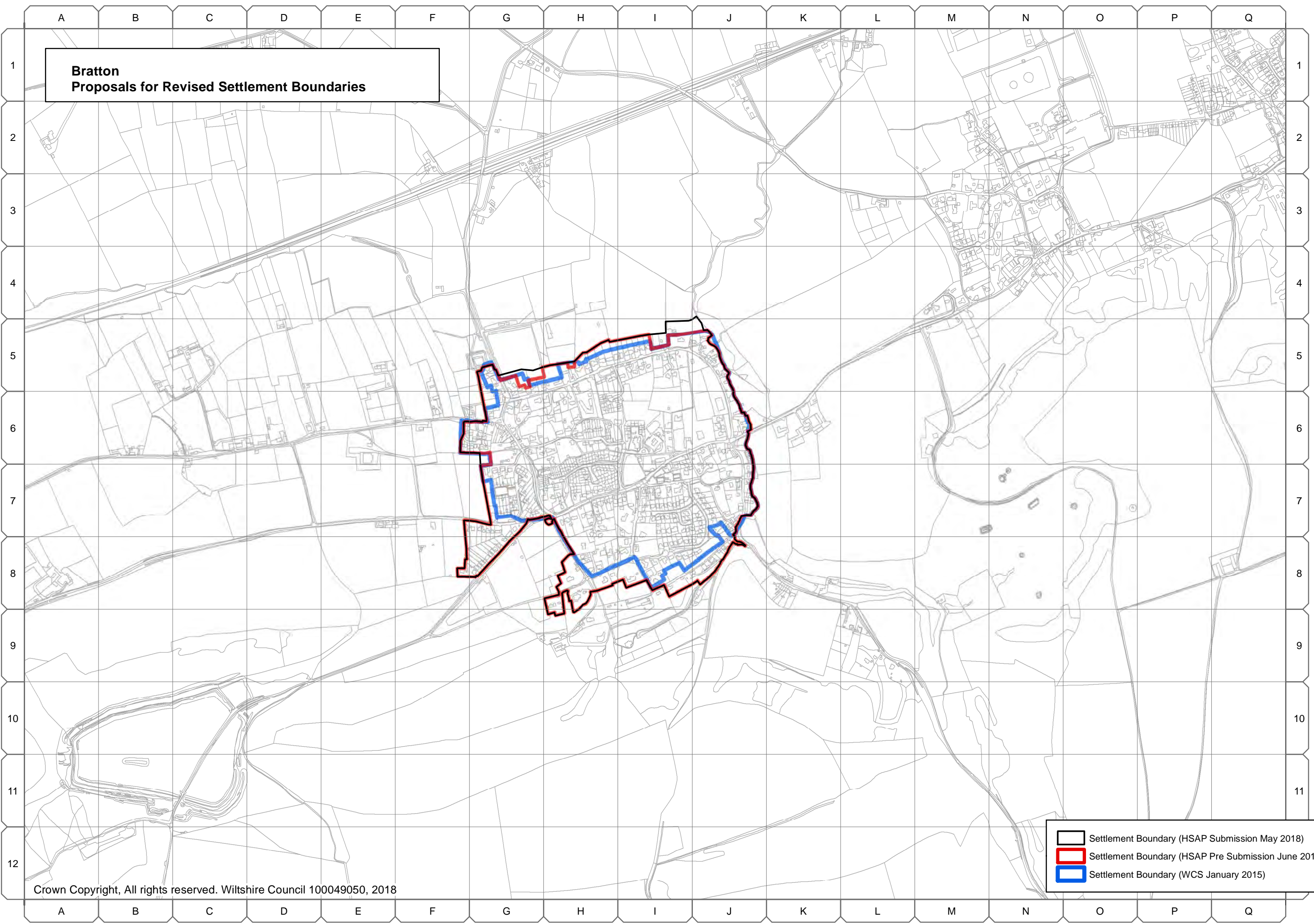
- A.1** The preceding map of Westbury illustrates both the existing settlement boundary (***“WCS January 2015”***), and the ***pre-submission settlement boundary (“HSAP Pre Submission June 2017”) and proposed changes following consultation (“HSAP Submission May 2018”)***. proposed revised settlement boundary. Table A.1 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Westbury Settlement Boundary

| Map Grid Reference | Proposed Amendment |
|--|--|
| A4, A5, B3, B4, B5, B6, B7, C3, C4, C5, C6, C7, C8, C9, D3, D4, D5, D6, D7, D8, D9, E3, E4, E5, E7, E8, F3, F4 | Amend boundary to include built employment development that is physically related to the settlement. |
| F6 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| E7, F6, F7 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| F7, F8, G7, G8 | Amend boundary to include built residential development that is physically related to the settlement. |
| E9, E10, F9 | Amend boundary to follow but not include clearly defined physical features - the road. |
| F10, F11 | Amend boundary to follow clearly defined physical feature - curtilages of properties and to exclude recreational or amenity space at the edge of the settlement. |
| E11 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| E12, E13 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| D13, D14, E13, E14 | Amend boundary to include built community facilities development (i.e. primary care centre) that is physically related to the settlement. |
| D14 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| D15, D16 | Amend boundary to include built residential development that is physically related to the settlement. |

| | |
|-------------------------|---|
| E15, F15 | Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. |
| H14 | Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. |
| G12, G13, G14, H12, H13 | Amend boundary to include built development physically related to the settlement. |
| H13, I13, I14 | Amend boundary to include built development that is physically related to the settlement. |
| K11, L11 | Amend boundary to follow curtilage of properties and to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| K8 | Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside. |
| J6, J7, I7 | Amend boundary to included built and commenced residential development physically related to the settlement. |

**Bratton
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Bratton

A.2 The preceding map of Bratton illustrates both the existing settlement boundary (**“WCS January 2015”**), and the **pre-submission settlement boundary (“HSAP Pre Submission June 2017”) and proposed changes following consultation (“HSAP Submission May 2018”)**. proposed revised settlement boundary. Table A.2 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Bratton Settlement Boundary

| Map Grid Reference | Proposed Amendment |
|--------------------|--|
| G5, G6 | Amend boundary to include the curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement. |
| F7, F8, G7, G8 | Amend boundary to include built residential development and curtilages of properties that are physically related to the built form of the settlement. |
| H8, H9, I8, J8 | Amend boundary to include built residential development that is physically related to the settlement. |
| G5, H5, I5 | Amend boundary to include the curtilages of properties that relate more closely to the built environment and to remove area of land more closely related to the open countryside. |

A.2.1 **Table A.2.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.**

Table A.2.1 Proposed changes to the pre-submission Bratton Settlement Boundary

| <u>Map Grid Reference</u> | <u>Proposed change</u> |
|----------------------------------|--|
| <u>G6</u> | <u>Amend pre-submission settlement boundary to include the full garden curtilage of Court Lane Farm, 2 Court Lane. This is the curtilage of a property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u> |
| <u>I5</u> | <u>Amend pre-submission settlement boundary to include the tennis courts at East Marsh Farm, Lower Road. This is recreational or amenity space at the edge of a settlement that relates more closely to the built environment.</u> |
| <u>I5 and J5</u> | <u>Amend pre-submission settlement boundary to include the Grade II Listed East Marsh Farm, garage, old barn, small outbuildings and mature garden. This is built residential development that is physically related to the settlement and the curtilage of a property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u> |

18 Wiltshire Council (June 2017 **May 2018**). Topic Paper 1: Settlement Boundary Review Methodology.

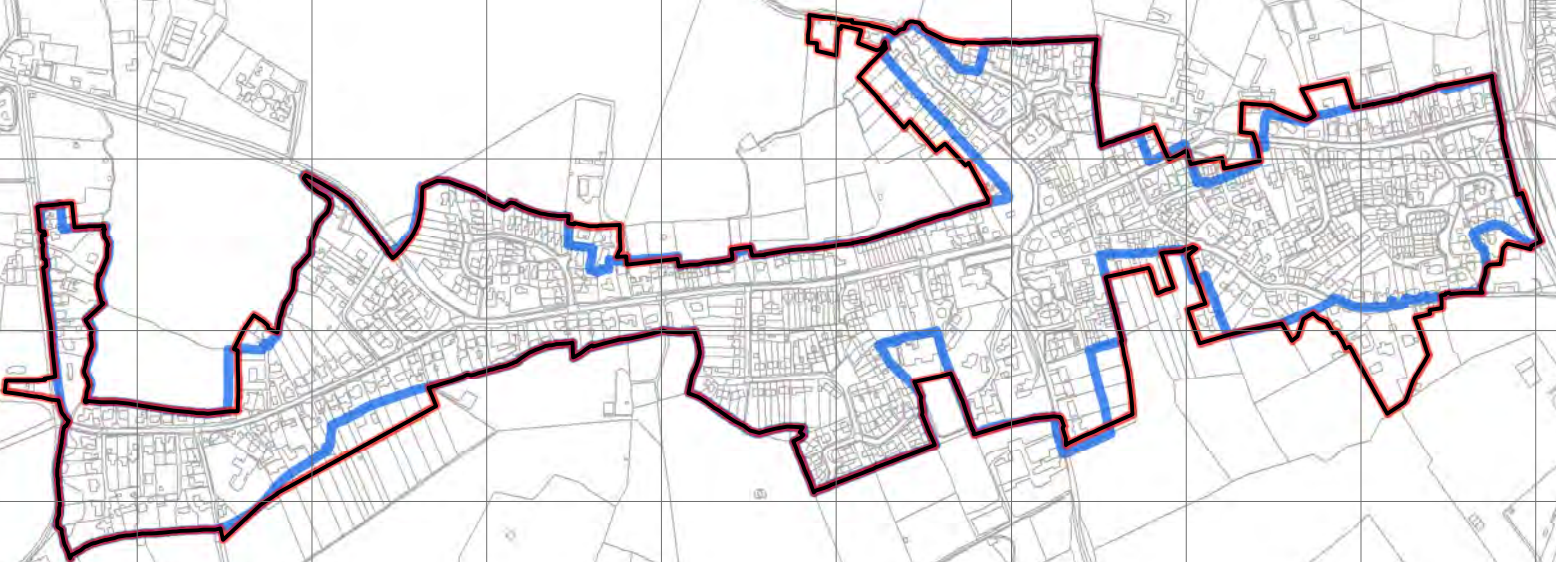
| | |
|------------------|--|
| <u>G5</u> | <u>Amend pre-submission settlement boundary to include the full garden curtilage of Grange Farm, 61 Lower Farm Road. This is the curtilage of a property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u> |
| <u>H5</u> | <u>Amend pre-submission settlement boundary to retain the existing settlement boundary behind 51 Yew Tree Farm, Lower Road. This is the curtilage of a property that relates more closely to the built environment and has limited capacity to extend the built form of the settlement in terms of scale and location.</u> |




A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

**Dilton Marsh
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

A B C D E F G H I J K L M N O P Q

Dilton Marsh

A.3 The preceding map of Dilton Marsh illustrates both the existing settlement boundary (***“WCS January 2015”***), and the ***pre-submission settlement boundary (“HSAP Pre Submission June 2017”)*** and ***proposed changes following consultation (“HSAP Submission May 2018”)***. ~~proposed revised settlement boundary.~~ Table A.3 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Dilton Marsh Settlement Boundary

| Map Grid Reference⁽²⁰⁾ | Proposed Amendment |
|--|---|
| E7 (S), F7 | Amend boundary to include the curtilages of a properties that relate more to the built environment but not the entire curtilages of the properties, as to include the whole of the large gardens would substantially extend the built form of the settlement. |
| D7 | Amend boundary to include built residential development that is physically related to the settlement. |
| E6, E7 (N) | Amend boundary to include built residential development that is physically related to the settlement. |
| D6 | Amend boundary to include curtilage of a property that relates more to the built environment. |
| G6 | Amend boundary to include built residential development that is physically related to the settlement. |
| H5, I5, I6 | Amend boundary to include built residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment. |
| I7 | Amend boundary to include curtilage of a property that relates more to the built environment. |
| J5, K6, K5 | Amend boundary to include built residential development that is physically related to the settlement. |
| J6 | Amend boundary to include built residential development that is physically related to the settlement. |
| J7 | Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. |
| K6, K7, L6, L7 | Amend boundary to include built residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment. |

19 Wiltshire Council (June 2017 ~~May 2018~~). *Topic Paper 1: Settlement Boundary Review Methodology*.

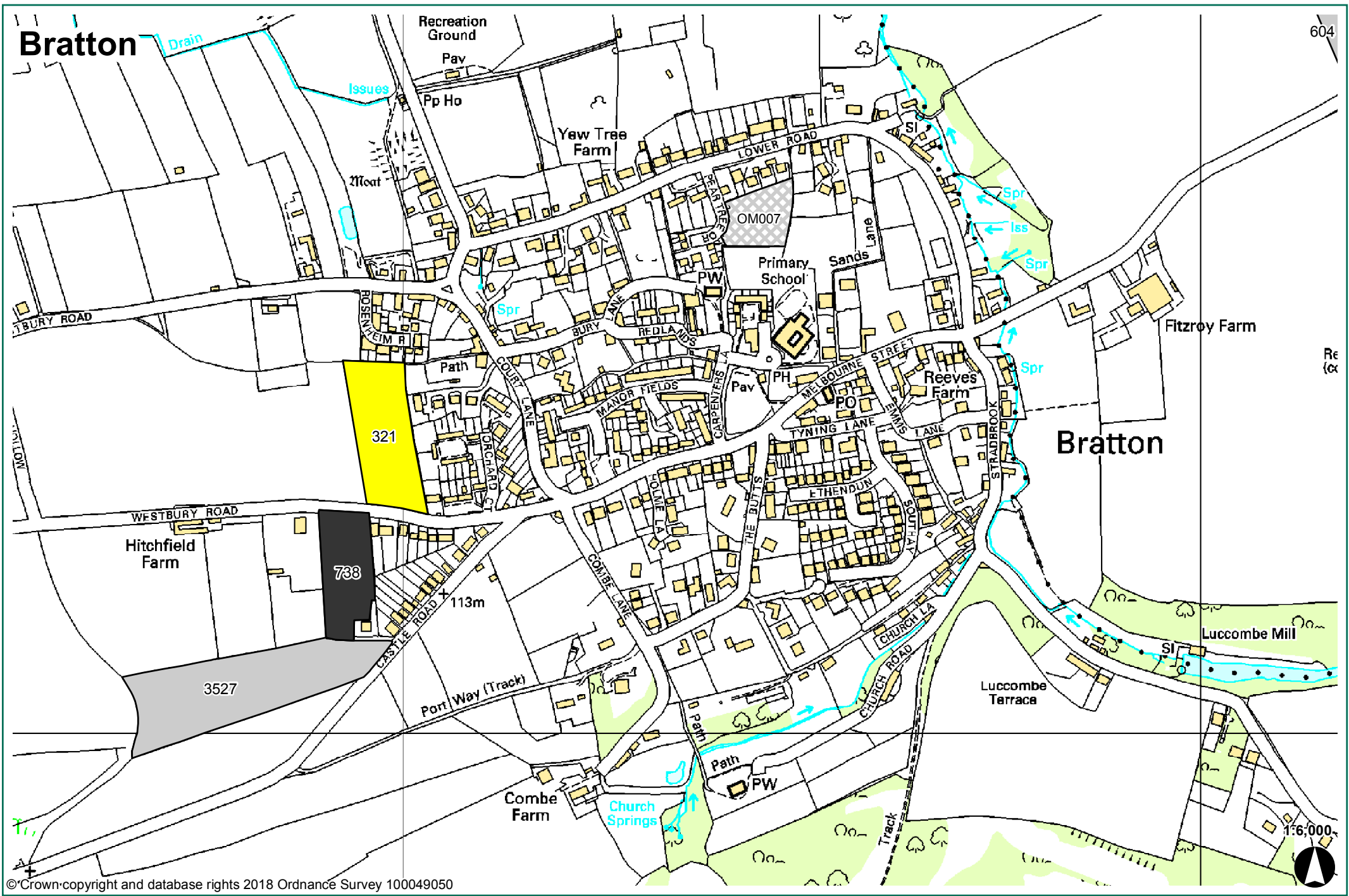
20 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

| | |
|----|---|
| L6 | Amend boundary to include built residential development physically related to the settlement. |
|----|---|

Appendix B: SHLAA sites considered during the site selection process

Bratton

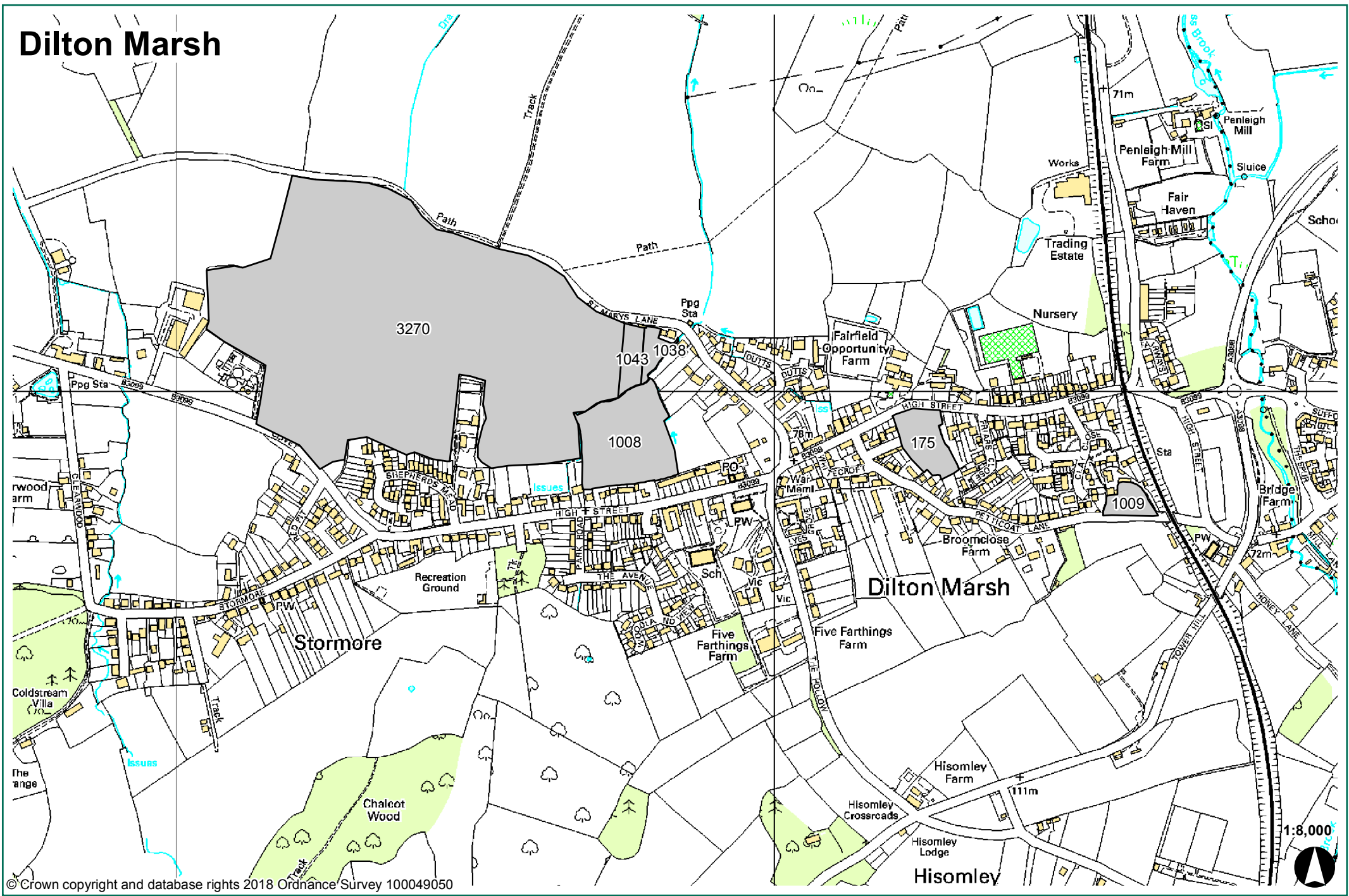
604



©Crown copyright and database rights 2018 Ordnance Survey 100049050

- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

Dilton Marsh

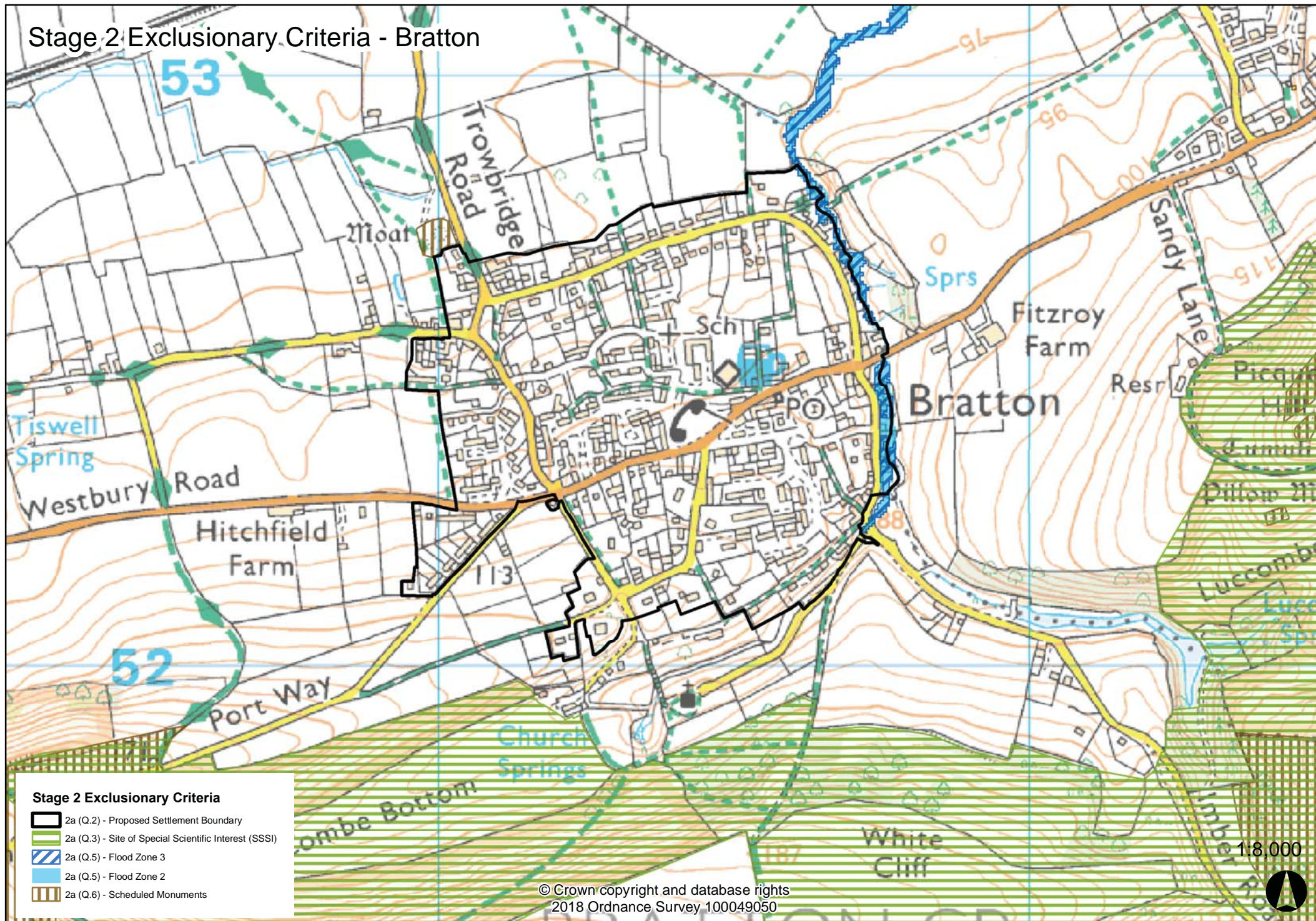


© Crown copyright and database rights 2018 Ordnance Survey 100049050

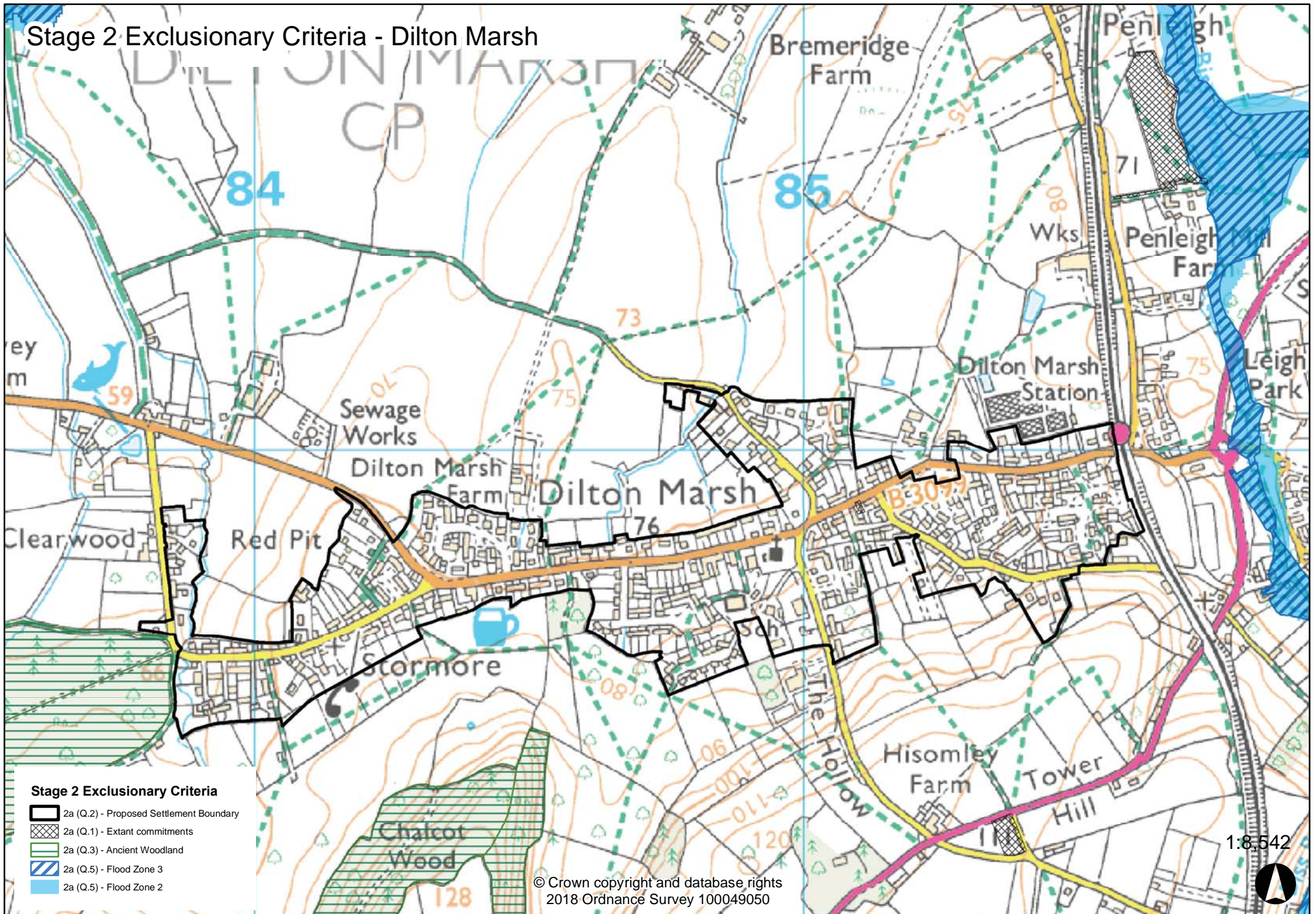
- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Bratton



Stage 2 Exclusionary Criteria - Dilton Marsh



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

| Red | Green |
|---|--|
| Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal. | Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal. |

Table D.2 Stage 2a exclusionary questions

| Exclusionary questions |
|---|
| 1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is? |
| 2. Is the site fully or partly within the settlement boundary ⁽²¹⁾ ? |
| 3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)? |
| 4. Is the site fully or partly within green belt? |
| 5. Is the site fully or partly within flood risk areas, zones 2 or 3? |
| 6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)? |

21 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Westbury Community Area Remainder

| Area of search: Westbury Community Area Remainder | | | | | | | | | | | | | |
|---|---|-----------|---|----------|---|---|---|---|-------------------------------------|-------------------------------------|---------------------------------------|---|---------------------------------------|
| SHLAA Site Ref | Site Name | Capacity | Strategic (exclusionary) criteria ⁽²²⁾ | | | | | | Remaining developable site capacity | Land available? Y/N ⁽²³⁾ | Land developable? Y/N ⁽²⁴⁾ | Consideration | Recommendation (take forward/ remove) |
| | | | 1 | 2 | 3 | 4 | 5 | 6 | | | | | |
| Bratton | | | | | | | | | | | | | |
| 321 | Land off B3098 adjacent to Court Orchard/Cassways | 32 | N | N | N | N | N | N | 32 | Y | Y | Landowner confirmed availability. | Take forward |
| 738 | Land-Adjacent; Danes-Lye <i><u>Land south of Westbury Road</u></i> | 22 | N | N | N | N | N | N | 22 | Y | N | Insufficient point of vehicular access: <i><u>Exclusionary criteria not met. Take site forward for further assessment.</u></i> | Remove <i><u>Take forward</u></i> |
| 3527 | Land south of Danes Lye | 54 | N | N | N | N | N | N | 54 | Y | N | Insufficient point of vehicular access. | Remove |
| OM007 | <u>Land at Pear Tree Orchard</u> | 15 | N | Y | | | | | | | | <u>Site is fully within settlement boundary</u> | Remove |
| Dilton Marsh | | | | | | | | | | | | | |
| 175 | Land at High Street | 19 | Y | | | | | | | | | Completed/permitted. Remaining developable capacity <5. | Remove |

24 Y = Yes, N = No There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

23 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

22 N = No (Green), P = Partly (Red), Y = Yes (Red)

| Area of search: Westbury Community Area Remainder | | | | | | | | | | | | | |
|---|------------------------------|-----|---|---|---|---|---|---|---|-----|---|--|--------------|
| 1008 | Rear of 117-128 High Street | 50 | N | N | N | N | N | N | N | 50 | U | Availability unknown. | Remove |
| 1009 | The Depot | 10 | N | N | N | N | N | N | N | 10 | U | Availability unknown. | Remove |
| 1038 | 14 St Marys Lane | 7 | N | N | N | N | N | N | N | 7 | U | Availability unknown. | Remove |
| 1043 | 16 St Marys Lane | 10 | N | N | N | N | N | N | N | 10 | U | Availability unknown. | Remove |
| 3270 | Land at Clivey, Dilton Marsh | 335 | N | N | N | N | N | N | N | 335 | Y | Much of the site is isolated from the built edge of Dilton Marsh, but some parts adjoin. Landowner confirmed availability. | Take forward |

Table D.4 SHLAA sites considered at Stage 2a for Westbury Community Area Remainder

| Settlement | SHLAA sites removed due to application of exclusionary criteria (Stage 2a) | SHLAA sites taken forward to the next stage (2b) |
|--------------|--|--|
| Bratton | 738, 3527, <i>OM007</i> | 321, <i>738</i> |
| Dilton Marsh | 175, 1008, 1009, 1038, 1043 | 3270 |

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Westbury Community Area Remainder

| Assessment Criteria | Large Villages | |
|--|----------------|--------------|
| | Bratton | Dilton Marsh |
| Have local housing needs for the Plan period already been met? | 819 | 509 |
| Number of dwellings in village (2006) ⁽²⁵⁾ | | |
| Housing completions (2006 – 2016) ⁽²⁶⁾ | 20 | 21 |
| Developable commitments (2016 – 2026) | 6 | 1 |
| Proportionate % growth of village (2006 – 2026) | 3.2% | 4.3% |

25 2011 census data (minus housing completions 2011-2016)

26 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

| Assessment Criteria | Large Villages | |
|---|---|---|
| | Bratton | Dilton Marsh |
| <p>Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?</p> | <p>No. There is no Neighbourhood Plan under preparation.</p> <p>In 2013, a Rural Housing Needs Survey (RHNS) identified, until 2015, a need for Subsidised rented housing:</p> <ul style="list-style-type: none"> • 2x one bedroom homes • 1x two bedroom home • 2x three bedroom homes <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x four bedroom home | <p>No. There is no Neighbourhood Plan under preparation.</p> <p>No RHNS available.</p> |
| <p>Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?</p> | <p>Bratton does not fall within any Area of Outstanding Natural Beauty designations, but is covered by a Special Landscape Area designation which would need to be a consideration in any future developments at the village. A large part of the village is also designated within a conservation area, and there are a number of ecology designations in the village hinterland.</p> | <p>Dilton Marsh is relatively unconstrained. There are County Wildlife Sites to the south and west, connected to the village.</p> |

| Assessment Criteria | Large Villages | |
|---|--|--|
| <p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p> | Bratton | Dilton Marsh |
| | <p>Primary school provision This school has a large number of surplus places and would benefit from housing within the catchment area.</p> <p>Secondary school provision Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p> <p>Transport A regular bus service exists connecting the village with Westbury and Trowbridge.</p> | <p>Primary school provision There is a primary school in the village, although the school is full and forecast to remain so, and cannot be expanded. There are also pressures on primary education capacity in Westbury, and Dilton Marsh Primary School accommodates pupils coming in from Westbury. Further development at Dilton Marsh is likely to cause an issue with primary education capacity in the area, and housing allocations should not be considered in this village until the wider primary education capacity has been addressed.</p> <p>Secondary school provision Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p> <p>Transport A regular bus service exists connecting the village with Westbury and Trowbridge.</p> |

| Assessment Criteria | Large Villages | |
|---|--|---|
| | Bratton | Dilton Marsh |
| | | <p>cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Westbury and Trowbridge.</p> |
| <p>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</p> | <p>Bratton Parish Council have advised Wiltshire Council that SHLAA site 321 is a site with potential for building in the future bearing in mind it is in the Salisbury Plain Special Landscape Area and, as it is at the West entrance to the village, any development should be designed to present an attractive aspect both in terms of landscape and architecture to this approach.</p> | <p>The Parish Council did not respond to consultation on the Housing Site Allocations DPD.</p> |

| Assessment Criteria | | Large Villages | |
|---|--|---|--|
| | | Bratton | Dilton Marsh |
| Sites submitted to the Strategic Housing Land Availability Assessment | How many sites were submitted to the SHLAA? | 3 sites SHLAA sites 321, 738, 3527, <u>OM007</u> | 6 sites SHLAA sites 175, 1008, 1009, 1038, 1043, 3270 |
| | How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽²⁷⁾)? | <u>4</u> 2 sites (<u>32</u> 54 dwellings) SHLAA sites <u>3</u> 21, <u>7</u> 38 | <u>1</u> site (<u>3</u> 35 dwellings) SHLAA site 3270 |
| Summary and conclusions | Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process? | Bratton does not fall within any Area of Outstanding Natural Beauty designations, but is covered by a Special Landscape Area designation which would need to be a consideration in any future developments at the village. A large part of the village is also designated within a conservation area, and there | Dilton Marsh is not within an Area of Outstanding Natural Beauty or other landscape designation. There are a number of ecology designations in the village hinterland. The village contains a number of facilities and services, shop, post office, place of worship, public house, recreational playing field. The village also benefits from a |

27 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

| | | | |
|----------------------------|---|---|----------------------------|
| Assessment Criteria | Large Villages | | Conclusion: |
| | Bratton | Dilton Marsh | |
| | <p>are a number of ecology designations in the village hinterland. The village contains a number of facilities and services, including a primary school (with capacity), a shop/post office, places of worship, café, public house, halls, recreation ground, and GP surgery. There are not considered to be any overriding constraints which would result in exclusion of sites at this village at this stage.</p> | <p>train station. There is a primary school in the village, although the school is full and forecast to remain so, and cannot be expanded. There are also pressures on primary education capacity in Westbury which impacts school capacity at Dilton Marsh. Further development at Dilton Marsh is likely to cause an issue with primary education capacity in the area, and housing allocations should not be considered in this village until the wider primary education capacity has been addressed.</p> | <p>TAKE FORWARD</p> |
| | | | <p>REMOVE</p> |

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in Westbury Community Area Remainder

| Settlement(s) | SHLAA sites removed through consideration of Large Villages (Stage 2b) | SHLAA sites taken forward to the next stage |
|---------------|--|---|
| Bratton | None | 321, <u>738</u> |
| Dilton Marsh | 3270 | None |

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F.1 Generic Assessment Scale⁽²⁸⁾

| | |
|--------------------------------|---|
| Major adverse effect (- - -) | Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development. |
| Moderate adverse effect (- -) | Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic. |
| Minor adverse effect (-) | Option likely to have a minor adverse effect on the objective. Mitigations measures are readily achievable. |
| Neutral or no effect (0) | On balance option likely to have a neutral effect on the objective or no effect on the objective. |
| Minor positive effect (+) | Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result. |
| Moderate positive effect (+ +) | Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue. |
| Major positive effect (+ + +) | Option likely to have a major positive effect on the objective as it would help maximise opportunities. |

28 See Wiltshire Council (June 2017).Topic Paper 2: Site Selection Process Methodology for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

| Sustainability Appraisal objectives | |
|--|--|
| 1 | Protect and enhance all biodiversity and geological features and avoid irreversible losses |
| 2 | Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings |
| 3 | Use and manage water resources in a sustainable manner |
| 4 | Improve air quality throughout Wiltshire and minimise all sources of environmental pollution |
| 5a | Minimise our impacts on climate change through reducing greenhouse gas emission |
| 5b | Minimise our impacts on climate change through reducing our vulnerability to future climate change effects |
| 6 | Protect, maintain and enhance the historic environment |
| 7 | Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place |
| 8 | Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures |
| 9 | Reduce poverty and deprivation and promote more inclusive and self-contained communities |
| 10 | Reduce the need to travel and promote more sustainable transport choices. |
| 11 | Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth |
| 12 | Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce |

Table F.3 Stage 3 scoring summary chart for Westbury Community Area Remainder

| Area of search: Westbury Community Area Remainder | | | | | | | | | | | | | Is site proposed for Stage 4? | | | | |
|---|--|--------------------|---------------|---|----|---|----|----|---|---|-----|---|-------------------------------|----|----|---|------------|
| SHLAA Site Ref | Site Name | Site Capacity | SA Objectives | | | | | | | | | | | | | | |
| | | | 1 | 2 | 3 | 4 | 5a | 5b | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | |
| Bratton | | | | | | | | | | | | | | | | | |
| 321 | Land off B3098 adjacent to Court Orchard/Cassways, Bratton | c.32 | - | - | -- | - | - | - | - | - | +++ | - | - | - | ++ | + | Yes |
| 738 | <i>Land south of Westbury Road, Bratton</i> | <i>c.22</i> | - | - | -- | - | - | - | - | - | ++ | - | - | -- | + | + | Yes |

Table F.4

| <p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 321 - Land off B3098 adjacent to Court Orchard / Cassways, Bratton</p> |
|---|
| <p>Site Overview</p> <p>This site option is located on the western edge of Bratton. With an area of 1.33ha the site has a potential capacity for approximately 32 dwellings; although mitigation could reduce this number.</p> |
| <p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>One moderate adverse effect has been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3).</p> <p>The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is adjacent to the Bratton Conservation Area and a Heritage Impact Assessment would be required, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).</p> <p>The assessment has also identified one major, one moderate and one minor beneficial effect. There is potential for the development to have a major beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Moderate benefits are identified in terms of</p> |

Sustainability Appraisal - Summary of Assessment

Site 321 - Land off B3098 adjacent to Court Orchard / Cassways, Bratton

the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and minor benefits as the development will support the vitality of nearby employment areas (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 738 - Land south of Westbury Road, Bratton

Site Overview

This site option is located on the western edge of Bratton. With an area of 0.91ha the site has a potential capacity for approximately 22 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. There is scope to create a footway on the site frontage and adjacent to the site, however the road will also need to be crossed safely to access the village as there is currently no crossing (SA Obj. 10).

The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA however is close to the Westbury AQMA and therefore an assessment of the impact on this AQMA would be required. Consideration would also need to be given to issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable

Sustainability Appraisal - Summary of Assessment

Site 738 - Land south of Westbury Road, Bratton

building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is situated approximately 400m from Bratton Camp Scheduled Monument. A Heritage Impact Assessment would be required as part of any development, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9).

The assessment has also identified one moderate and two minor beneficial effects. There is potential for the development to have a moderate beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Minor benefits are identified in terms of the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and as the development will support the vitality of nearby employment areas (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton
- **Site 738 - Land south of Westbury Road, Bratton**

Sustainability Appraisal - Conclusions & Recommendations

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- There are not sites which should not be considered further in this area of search.

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Large Villages in the Westbury Community Area remainder that can be site allocations. ⁽²⁹⁾ In this location ~~only one~~**two** sites at Bratton ~~has~~**have** been considered which ~~is~~**are** identified as being a 'more sustainable' sites (site options) resulting from the assessment in Stage 3. This **These** sites ~~is~~**are** individually assessed in more detail for suitability and fit with the area strategy (steps 1-4) to consider whether ~~it~~**they** should be selected as a preferred sites (step 5).

Table G.1 Site options resulting from Stage 3

| SHLAA ref | Site Name | SHLAA site area (ha) | SHLAA capacity ⁽³⁰⁾ |
|-------------------|---|----------------------|--------------------------------|
| 321 | Court Orchard/Cassways, Bratton | 1.33 | 32 |
| <u>738</u> | <u>Land south of Westbury Road</u> | <u>0.91</u> | <u>22</u> |
| TOTALS | | | <u>3254</u> |

29 There are two large villages in the Westbury Community Area - Bratton and Dilton Marsh.

30 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.2 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and **detailed site specific** Heritage Impact Assessments will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

| Generic considerations/ constraints | Requirements to be addressed |
|--|--|
| <p>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). Development may increase recreational pressure on the Plain. The cumulative impacts of combined development in this location which could impact on the SPA would need to be monitored.</p> | <p>Mitigation in the form of CIL payments would mitigate such impacts in accordance with the Mitigation Strategy, and no amendment to the capacity of the site would be required to overcome this.</p> |
| <p>Where practicable, development should be located so as to reduce the loss of Best and Most Versatile Agricultural (BMV) land.</p> | <p>The benefits of providing additional homes on BMV land would likely outweigh the disadvantages associated with its loss.</p> |
| <p>There are some capacity issues with the Bratton Surgery. Mitigation would be required to support additional patient demand arising from the development of the site.</p> | <p>Appropriate contributions would be sought through the planning process in order to expand local healthcare provision.</p> |

| SHLAA ref | Site Name |
|-----------|----------------------------------|
| Site 321 | Court Orchard/ Cassways, Bratton |

Site 321 - Court Orchard/ Cassways, Bratton

Figure G.1 Site 321 - Court Orchards/ Cassways, Bratton

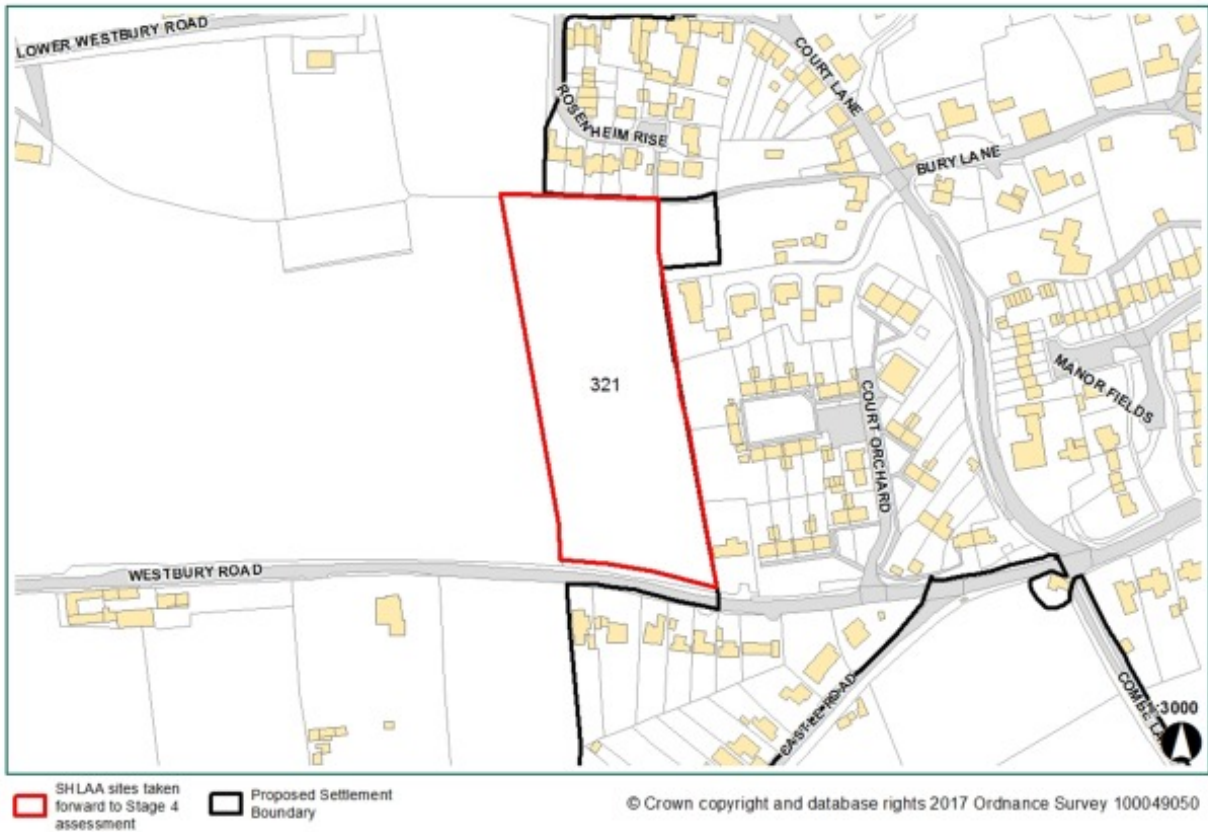


Table G.3 Site 321 - Court Orchard/ Cassways, Bratton

| SHLAA ref | Site Name |
|---|--|
| Site 321 | Court Orchard/ Cassways, Bratton |
| Step 1 | |
| SA effects and mitigation measures | <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is bound at its edges by trees and hedgerow (UK Biodiversity Action Plan (BAP) Priority habitat) which are considered to be of ecological importance as an important wildlife corridor. Any subsequent development proposals would need to retain and protect this feature as a wildlife corridor. Where practicable, additional planting should be provided to improve habitat connectivity and bolster local biodiversity. |

| SHLAA ref | Site Name |
|----------------------|---|
| Site 321 | Court Orchard/ Cassways, Bratton |
| | <p>WATER</p> <ul style="list-style-type: none"> Evidence indicates that part of the site is susceptible to surface water flooding. This would need to be investigated in detail and addressed through any subsequent planning application process. However, bearing in mind the size of the site, there would be scope to incorporate surface water attenuation measures into the design of any subsequent layout. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site abuts Bratton Conservation Area and is located approximately 90m from Grade II Listed Buildings. There has been modern infill development since the designation of the Conservation Area such that the western boundary of the designated asset is now almost completely re-developed. Moreover, the remaining historic core of the village is largely shielded from direct visual impact. Any development on this site should nonetheless ensure that the significance and setting of the Conservation Area and Listed Buildings <i>and the character and appearance of the Conservation Area is</i> maintained and local distinctiveness reinforced. This would be possible to mitigate through building type, size, design and layout. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Any subsequent development scheme would need to reflect and enhance the important gateway setting of the approach to the village. A scheme of tree and hedgerow planting should be provided to enhance the northern, eastern and western site boundaries <i>and provide for screening for built form development.</i> <p>TRANSPORT</p> <ul style="list-style-type: none"> Appropriate improvements to Public Rights of Way - BRAT25 and BRAT24 could be enabled through development of this site, thereby improving connectivity and reducing the need to access village facilities via private car journeys. |
| Accessibility | <p>The site is within reasonable walking and cycling distance of the limited services available at Bratton, however residents are likely to rely on the use of private vehicles to access a wider range of services and facilities further afield.</p> <p>Vehicular and pedestrian access would appear to be achievable from B3098. An extension of the footway across the site frontage would be a desirable addition. Pedestrian access to the pavement along the B3098 could be achieved, and there is an opportunity to link with the adjoining Public Rights of Way network (BRAT25 and BRAT24).</p> |

| SHLAA ref | Site Name |
|--|--|
| Site 321 | Court Orchard/ Cassways, Bratton |
| Overall suitability | <p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable.</p> <p>An approximation of site capacity was applied at Stage 3, which estimated around 30 dwellings on the site. However, in order to make the most efficient use of land; maximise the delivery of affordable housing; and deliver appropriate mitigation measures, it is considered that the site could accommodate approximately 40 dwellings.</p> |
| Step 2 | |
| Fit with area strategy | <p>The Wiltshire Core Strategy (WCS) - Westbury Community Area Strategy sets out a number of issues and considerations of specific relevance to the town of Westbury. By itself development at Bratton would not offer the opportunity to address any specific issues listed in the WCS Area Strategy.</p> <p>Bratton is identified as a Large Village in the WCS, and development in this location would contribute towards the indicative housing requirements for the community area.</p> <p>The latest Housing Land Supply Statement⁽³¹⁾ shows an indicative remaining housing requirement of 47 homes in the Westbury Community Area. The level of development on this site (approximately 40 dwellings) is positive in terms of making a substantial contribution towards meeting indicative growth targets and will not undermine the Plan objectives. It will deliver much needed affordable housing for the village.</p> <p>Approximately 40 dwellings on this site would contribute a significant proportion of the anticipated level of housing growth for the Westbury Community Area, including much needed affordable housing for the village, as set out in the Wiltshire Core Strategy (WCS).</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>Bratton Primary School has a large number of surplus places and would benefit from housing within the catchment area. The pupil numbers arising from the development of approximately 40 dwellings on this site could therefore be accommodated within the local school. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. The development of site could increase pressure on the secondary school places, although contributions could be sought.</p> <p>Over the WCS Plan period to date, Bratton has received very little additional growth. As anticipated by Core Policies 1 and 2 of the WCS, the addition of approximately 40 dwellings would represent modest growth. It would also significantly help address identified local needs. Wiltshire Council is not aware that a Neighbourhood</p> |

| SHLAA ref | Site Name |
|----------------|--|
| Site 321 | Court Orchard/ Cassways, Bratton |
| | <p>Plan is currently being progressed in Bratton, and, as such, no significant further housing allocations are likely to come forward in the near future. <u>Bratton Parish Council are in the early stages of preparing a Neighbourhood Development Plan. The Bratton Neighbourhood Area was designated on 16th March 2018 but no further progress has been made with the Plan. As such, it is too early to say whether the Parish Council will bring forward allocations of land for housing to meet their identified needs.</u> That said, there may be further limited windfall development in the form of infill within the settlement boundary, but this would be unlikely to generate significant benefits for the village.</p> <p>A Parish Housing Needs Survey for Bratton was prepared in March 2013 which indicates a need for:</p> <p>Subsidised rented housing:</p> <ul style="list-style-type: none"> • 2x one bedroom homes • 1x two bedroom home • 2x three bedroom homes <p>Shared / Low cost home ownership:</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x four bedroom home <p>Development of the site for approximately 40 dwellings would therefore go a significant way towards delivering the identified affordable housing needs for the parish, in line with WCS Core Policy 43.</p> |
| Step 4 | |
| Summary | <p>This site would deliver a proportionate number of dwellings within the context of a large village setting. All potential adverse effects of developing the site are considered able to be addressed through straightforward mitigation measures. Given the minor nature of most of the effects it is considered likely that the benefits of providing residential development in this location would result in net sustainability benefits overall.</p> <p>The site is in an accessible and sustainable location served by existing highways infrastructure. The site is capable of providing a significant number of much needed affordable dwellings for the village, in line with WCS requirements and those identified in the most recent Parish Housing Needs Survey. In addition, the scale of development proposed would not significantly add to pressures on local infrastructure, services and facilities and would benefit the local primary school in terms of addressing the current level of surplus spaces. Indeed, if necessary, development could help to address local infrastructure capacity issues over and above CIL. Therefore, the overall sustainability benefits of developing this site are considered to be good.</p> |

| <u>SHLAA ref</u> | <u>Site Name</u> |
|------------------|---|
| <u>Site 738</u> | <u>Land south of Westbury Road, Bratton</u> |

Site 738 - Land south of Westbury Road, Bratton

Figure G.2 Site 738 - Land south of Westbury Road, Bratton

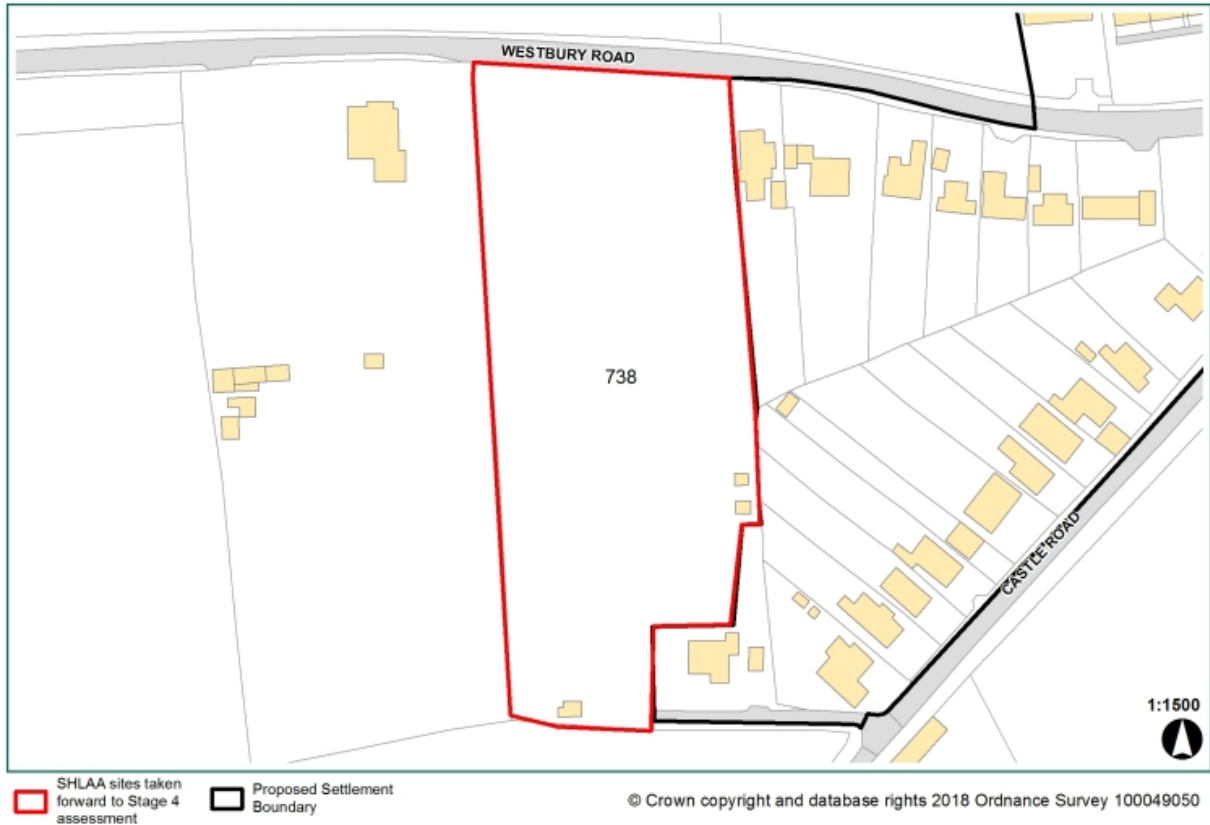


Table G.4

| <u>SHLAA ref</u> | <u>Site Name</u> |
|--|--|
| <u>Site 738</u> | <u>Land south of Westbury Road, Bratton</u> |
| <u>Step 1</u> | |
| <u>SA effects and mitigation measures</u> | <p>BIODIVERSITY</p> <ul style="list-style-type: none"> <i>The site is bound at its edges by trees and hedgerow (UK Biodiversity Action Plan Priority habitat) which are considered to be of ecological importance as an important wildlife corridor. Any subsequent development proposals would need to retain and protect these features as wildlife corridors. Where practicable, additional planting should be provided to improve habitat connectivity and bolster local biodiversity.</i> <p><u>WATER</u></p> |

| <u>SHLAA ref</u> | <u>Site Name</u> |
|--------------------------------------|---|
| <u>Site 738</u> | <u>Land south of Westbury Road, Bratton</u> |
| | <ul style="list-style-type: none"> <u>Evidence indicates that part of the site is susceptible to surface water flooding. This would need to be investigated in detail and addressed through any subsequent planning application process. However, bearing in mind the size of the site, there would be scope to incorporate surface water attenuation measures into the design of any subsequent layout.</u> <p>LANDSCAPE</p> <ul style="list-style-type: none"> <u>Any subsequent development scheme would need to reflect and enhance the important gateway setting of the approach to the village. A scheme of tree and hedgerow planting should be provided to enhance the site boundaries and offer screening to built form development.</u> |
| <u>Accessibility</u> | <p><u>There are no significant congestion problems apparent in Bratton. There are no significant accident clusters near to the site, although there are records of a number of scattered collisions along the B3098.</u></p> <p><u>The site is within reasonable walking and cycling distance of the limited services available at Bratton, however residents are likely to rely on the use of private vehicles to access a wider range of services and facilities further afield.</u></p> <p><u>Vehicular access would appear to be achievable from B3098 although requires a significant area of highway land to achieve visibility. Whilst there is scope to create a footway on the site frontage and scope to extend footpath provision adjacent to the site, to facilitate good walking/ cycling connections, the road would also need to be crossed safely to access the village as there is currently no crossing point.</u></p> |
| <u>Overall suitability</u> | <p><u>Potential issues with respect to biodiversity, water and landscape are considerations that are capable of mitigation with little loss of developable area.</u></p> <p><u>Access to the site is considered to be achievable although delivering acceptable sight lines would require significant engineering.</u></p> <p><u>The site appears reasonably well-located to village services however there is a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable. In addition, any scheme would need to include the provision of a safe crossing point on the B3098 due to lack of footway</u></p> |
| Step 2 | |
| <u>Fit with area strategy</u> | <u>The Wiltshire Core Strategy (WCS) - Westbury Community Area Strategy sets out a number of issues and considerations of specific relevance to the town of Westbury. By itself development at Bratton would not offer the opportunity to address any specific issues listed in the WCS Area Strategy.</u> |

| <u>SHLAA ref</u> | <u>Site Name</u> |
|---|--|
| <u>Site 738</u> | <u>Land south of Westbury Road, Bratton</u> |
| | <p><u>Bratton is identified as a Large Village in the WCS, and development in this location would contribute towards indicative housing requirements for the community area.</u></p> <p><u>The indicative remaining housing requirement of 47 homes in the Westbury Community Area. The level of development on this site is positive in terms of making a substantial contribution towards meeting indicative growth targets and will not undermine the Plan objectives.</u></p> <p><u>Approximately 20 dwellings on this site would contribute a moderate proportion of the anticipated level of housing growth for the Westbury Community Area, including much needed affordable housing for the village, as set out in the Wiltshire Core Strategy (WCS).</u></p> <p>-</p> |
| Step 3 | |
| <u>Large Village site fit with Core Policy 1</u> | <p><u>Bratton Primary School has a large number of surplus places and would benefit from housing within the catchment area. The pupil numbers arising from the development of approximately 20 dwellings on this site could therefore be accommodated within the local school. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. The development of site could increase pressure on the secondary school places, although contributions could be sought.</u></p> <p><u>Over the WCS Plan period to date, Bratton has received very little additional growth. As anticipated by Core Policies 1 and 2 of the WCS, the addition of approximately 20 dwellings would represent modest growth. It would also significantly help address identified local needs. Bratton Parish Council are in the early stages of preparing a Neighbourhood Development Plan. The Bratton Neighbourhood Area was designated on 16th March 2018 but no further progress has been made with the Plan. As such, it is too early to say whether the Parish Council will bring forward allocations of land for housing to meet their identified needs. That said, there may be further limited windfall development in the form of infill within the settlement boundary, but this would be unlikely to generate significant benefits for the village.</u></p> <p><u>A Parish Housing Needs Survey for Bratton was prepared in March 2014 which indicates a need for:</u></p> <p><u>Subsidised rented housing:</u></p> <ul style="list-style-type: none"> <u>• 2x one bedroom homes</u> <u>• 1x two bedroom home</u> <u>• 2x three bedroom homes</u> <p><u>Shared / Low cost home ownership:</u></p> <ul style="list-style-type: none"> <u>• 2x two bedroom homes</u> |

| <u>SHLAA ref</u> | <u>Site Name</u> |
|-----------------------|--|
| <u>Site 738</u> | <u>Land south of Westbury Road, Bratton</u> |
| | <p><u>• 1x four bedroom home</u></p> <p><u>Development of the site for approximately 20 dwellings would therefore go a moderate way towards delivering the identified affordable housing needs for the parish, in line with WCS Core Policy 43.</u></p> |
| Step 4 | |
| <u>Summary</u> | <p><u>The site would deliver a moderate, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area remainder. Development of approximately 20 dwellings would deliver benefits to the village and local area, including affordable housing.</u></p> <p><u>However the overall sustainability benefits of developing the site would be marginal due to a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable.</u></p> |

Conclusion - selection of preferred site

Table G.5 Conclusion - selection of preferred site

| Step 5 | |
|----------------------------------|---|
| Fit with spatial strategy | <p><u>Taking account of likely mitigation measures, the combined pool of both site options in this area would deliver substantially more than the indicative 47 dwellings required over the remainder of the plan period and would not represent the modest growth envisaged by the WCS in Core Policy 1.</u></p> <p><u>It is therefore necessary to reject one site option at this stage of the assessment process in order to ensure the timely delivery of sustainable growth.</u></p> <p>The residual requirement for housing in the area of search (Westbury Community Area Remainder) is 47 dwellings. There is one site at the large village of Bratton which is available, achievable, suitable and deliverable:</p> <ul style="list-style-type: none"> • Site 321 – Court Orchard/Cassways, Bratton <p>The evidence gathered through the assessment process concludes that the site could be allocated for approximately 40 dwellings. This represents about 85% of the residual housing requirement for this area.</p> <p>Alternative available sites at Bratton and Dilton Marsh have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p> |

| <p>Selection of preferred sites</p> | <p><u>At Bratton, development at two sites totalling approximately 54 dwellings would not reflect modest growth. The site at Land south of Westbury Road has several constraints which make the site less sustainable in comparison to the site at Land off B3098 adjacent to Court Orchard/ Cassways.</u></p> <p><u>The sustainability benefits of developing the site would be marginal due to a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable.</u></p> <p><u>Therefore the site at Land off B3098 adjacent to Court Orchard/ Cassways should be considered as a proposed allocation which would represent relatively modest growth, and would positively contribute towards meeting the indicative housing requirement for the Community Area remainder. It would also provide wider benefits for the local community by scope to provide for affordable housing and by supporting the local primary school.</u></p> <p>Only one site was considered in more detail in this stage of the site selection process. The allocation of this site would align with the Area Strategy and contribute a modest amount of housing at Bratton. Further assessment would be required for a number of on-site considerations, but overall the evidence indicates that adverse impacts can be mitigated:</p> <p>-It <u>The site</u> is in a location that has the capacity to accommodate change from an environmental, landscape and heritage perspective. A high quality, sustainable development could be assimilated into the existing built area, whilst preserving and enhancing the village edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.</p> <p>The development of up to 40 dwellings at 321 - Court Orchard/Cassways, Bratton would provide a moderate number of affordable housing units thereby helping to address local needs identified in the Bratton Parish Housing Survey. In addition, the site would a small, but nonetheless valuable contribution towards meeting the overall housing needs in the North and West HMA.</p> <p><u>Further assessments would be required in order to support any subsequent planning application covering a range of disciplines as outlined for other proposed allocations (e.g. ecological, drainage, landscape). However, in overall terms, the evidence gathered to date indicates that all adverse impacts can be appropriately mitigated.</u></p> | | | | |
|--|---|-----------|-------------------------------|-------------------------|----|
| <p>Preferred sites</p> | <p>The following site is considered to be available, achievable and deliverable at Bratton within the Westbury Community Area:</p> <p>Table G.6</p> <table border="1" data-bbox="325 1697 1150 1827"> <thead> <tr> <th>Site name</th> <th>Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Court Orchard/ Cassways</td> <td>40</td> </tr> </tbody> </table> | Site name | Approximate dwelling capacity | Court Orchard/ Cassways | 40 |
| Site name | Approximate dwelling capacity | | | | |
| Court Orchard/ Cassways | 40 | | | | |

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

Information about Wiltshire Council services can be made available in other formats (such as large print or audio) and languages on request. Please contact the council on 0300 456 0100, by textphone on (01225) 712500 or by email on customerservices@wiltshire.gov.uk.