

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.3 Chippenham Community Area Remainder

Wiltshire Council

June 2017

ANNEX 1 – Chippenham Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.3. Chippenham Community Area Remainder

Chippenham Community Area - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 689 - Land directly behind Gardeners Drive, Hullavington	Site 797 - Manor Farm, Kington St Michael
Site 690 – The Street, Hullavington	Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
Site 1112 - Land to rear of Newton, Hullavington	Site 482 - Land East of Farrells Field, Yatton Keynell
Site 3162 - Rear of Darley House, The Street, Hullavington	Site 643 - Land at Littlemead Farm, Yatton Keynell
Site 3377 - Land at Green Lane, Hullavington	

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

Site 482 - Land East of Farrells Field, Yatton Keynell	Site 1112 - Land to rear of Newtown, Hullavington
Site 689 - Land directly behind Gardeners Drive, Hullavington	Site 3377 - Land at Green Lane, Hullavington
Site 690 - The Street, Hullavington	

Site 689 - Land directly behind Gardeners Drive, Hullavington

<p>Site context Site size: 1.49 ha Site capacity: approximately 36 dwellings The site is flat, rough grazing with open countryside on two sides, residential to the north and west. There are some mature trees present on the perimeter. There is an agricultural track, which extends across the southern part of the site, providing a connection between a residential access road (Gardeners Drive) off The Street to the west, with a further field of grassland, which connects with the airfield. In the southwest part of the site, to the immediate east of houses on Gardeners Drive, there is a cow shed and area of hardstanding, and there is also a dilapidated timber post and rail fence across part of the field. The western and northern site boundaries are formed by garden fences and vegetation to adjacent two storey modern housing development arranged around modest sized cul-de-sac estates. The site's western and southern boundaries are defined by tall dense and continuous hedgerows, with grassland fields beyond.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no biodiversity designations within or in close proximity to this site (UK BAP Priority Habitat hedgerows present on site). Grasslands appear to be semi or improved agriculturally. The hedgerows along eastern and southern boundary are main features of interest, providing suitable terrestrial habitat for nearby population of great crested newts (Hullavington Barracks). There is potential for great crested newts to be breeding in nearby ponds to the south, southeast and northeast of the site and would need to be surveyed to inform a future planning application. Also the potential for reptiles, nesting birds and badgers. As a result an ecological assessment at site level would be required to support individual planning applications.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>There are no designated or non-designated biodiversity features within or adjacent to this site. The site could lead to greater community engagement with biodiversity through connectivity with PRoW network.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows on site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.</p>

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitat (hedgerows). Need to ensure permeability through this site for wildlife to connect SuDS ponds to the south, southeast and northeast of the site (including great crested newts) and protection of existing hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees and at site boundaries in the interest of visual amenity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is greenfield bordered by hedgerows. There are no biodiversity or geological designations within or in immediate proximity to the site and potential adverse effects are considered to be minor with potential for mitigation. There potential for potential for reptiles, nesting birds, badgers and an ecological assessment would required to inform a future planning application. Permeability through the site for wildlife to connect with nearby ponds, and the retention of the existing hedgerows (UK BAP Habitat Priority) are the key ecological issues. The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</p> <p>Overall, effects are considered likely to be minor adverse against this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village (only minor areas where footways are absent) and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with its surrounds.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

potential?	
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2 The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. There is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. Capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving</p>

	measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	It is considered that due to soil/geological conditions, soakaways/infiltration systems will not work and that positive outfall only may require crossing of third party land. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, again these could be problematic to provide. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency to support any subsequent planning application process.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site is within Groundwater Source Protection Zone 2 therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment into water supply infrastructure as well as sewage infrastructure to cope with demand given current capacity issues which need to be appraised further by Wessex Water. There is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS), though this could be difficult due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies. It is noted that mitigating surface water could be problematic due to ground conditions.</p> <p>Overall it is considered that moderate effects are likely against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air	The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific

<p>quality?</p>	<p>air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAS¹?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance</p>

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

	targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated to the south of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</p> <p>The site does not fall within a designated AQMA and it is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire

substances?	Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers;

climate change?	<ul style="list-style-type: none"> • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site may have the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land. The Environment Agency through the council's drainage team have commented that flooding from when the ordinary watercourse cannot discharge when water levels on the Avon are high - also flood from the Bourne Brook. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Planning applications for comprehensive development would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form however soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled	The site is separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly development would be unlikely to have affect on the setting of these asset and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. Development should be sympathetically designed in order to reduce the impact on the setting of the conservation area, informed through a Heritage

Monuments and Historic Parks & Gardens?	Impact Assessment which should also be submitted to support development at this site. There are no scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low/medium and further archaeological assessments would need to be undertaken to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as low. The site is described as post medieval fields. This is described as common/frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. There are no published management objectives specific to this asset. Development should be sympathetically designed in order to reduce the impact on the setting of the conservation area and supported by a Heritage Impact Assessment..
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6 Development on this site is unlikely to give rise to significant negative impacts on the historic environment of Hullavington. The Hullavington Airfield Conservation Area boundary extends west and coincides with the southeast corner of the site. It is advised that development should be sympathetically designed in order to reduce the impact on the setting of the conservation area, having been informed by a Heritage Impact Assessment. The archaeological potential of the site has been evaluated as low/medium and there would be a need to undertake further archaeological assessments to support any subsequent development of the site. Overall effects are considered likely to be minor adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. It is recommended that there a requirement for Green Infrastructure buffer to the mature hedgerows and tress. There are sensitive visual receptors (residential) and low intervisibility on the rural fringe of the village. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.

objectives, in particular for the three local AONBs ² ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (HUL9) passes the site in the southern tip of the site which may affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way. Given the size of the site additional connectivity to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of southern edge of Hullavington and is in agricultural use. There are views into the site from a number of locations from residential properties to the north and west, and open countryside to the east and south. The adjoining land to the west has been relatively recently built as residential dwellings. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. Development in this location would have a minor adverse impact on the visual amenity of this part of the village. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

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

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 36 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive effect in meeting SA Objective 8.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high

spaces to reduce crime and the fear of crime?	quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ³ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a

³ English indices of deprivation (DCLG, 2015)

access to services for those without a car in rural areas?	reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 37 and 92 bus service, although services are not regular. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. Footways are present along Gardners Drive and for much of The Street, however, it would need to be crossed further northwards. There are opportunities to increase cycling the village as well as connect to nearby PRoW HULL9.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church. The village is served by 2 bus services which run to Chippenham and Malmesbury (nos 37 and 92) with stops along The Street within walking distance of the site. There is no peak morning service to Malmesbury but there are regular services

private car?	throughout the remainder of the day to both locations until early evening. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p>The site is located in the south of the large village of Hullavington. The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham and Malmesbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 10 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective..</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p>Development will also increase the local population resulting in a contribution to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a moderate positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses</p>	

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

Site 690 – The Street, Hullavington

Site context Site size: 3.81 ha Site capacity: approximately 86 dwellings The site is rough grazing, with a slope towards the north that steepens in the far north. The site has a field boundary dividing the site towards the north with hedgerow. The field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. Trees form the boundary along the western boundary with the primary school. There is the school field to the south west of the site and a row of terrace housing to the northwest of the site, otherwise backs on to open countryside. The site's western boundary is adjacent to 19 th century properties to the northwest of 'Newtown' road. PRow connects with the wider PRow network extending to the north, south and west. Access comes from the main road through village or from a narrow road alongside the western boundary. Drainage ditch along field boundary in the north.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. There is a slope towards the north that steepens in the far north with a field boundary

restoration?	dividing the site sloping down to a watercourse (a tributary of Gauze Brook). Mature trees and hedgerow form the boundaries. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. The site is adjacent to the primary school at edge of village settlement, which contains hedgerows, trees and there are records of barberry carpet moths hereabouts. The western boundary of site is formed by a ditch/watercourse that connects to railway line in the north and eventually the Gauze Brook. Hedgerows (UK BAP Priority Habitat) should be retained where possible. Barberry should be planted to enhance the site for the barberry carpet moth protected species. The ditch may be suitable for great crested newts and linked to pond to the south. Accordingly, an ecological assessment would be required to support any planning applications.
3. Result in greater community engagement with biodiversity?	Given the location of the site next to the local primary school and its connectivity with the local PRoW is could be possible that development of this site could lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse that runs cross the northern boundary. A sufficient buffer should be provided for this corridor and the provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species - hedgerows. Need to ensure permeability through this site for wildlife to connect SuDS ponds to the north of the site (including great crested newts).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site at the site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals,	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

particularly in relation to Salisbury Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1 The site is made up of arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). The site contains hedgerows, trees and the protected species barberry carpet moth of which there are records hereabouts. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. Barberry should be planted to enhance the site for the barberry carpet moth. An ecological assessment will be required to support any planning application. Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the northern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre (only minor areas where footways are absent) of the village and bus stops for are situated along The Street providing services to Malmesbury and Chippenham. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. Further, there would also need to be a degree of landscape mitigation and sensitive design due to the site’s location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	On the basis of available evidence, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affected by a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There are existing mains located within site boundaries and therefore statutory easements will apply and subject to diversion if affected by development layout. There is limited supply capacity in local distribution mains and a capacity appraisal necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. A capacity appraisal would also be required in respect of this. There are no planned investment works up to 2020. However there is no evidence to suggest that development of the site for housing could not be supported by planned water and sewerage infrastructure.

	<p>capacity. An off-site foul water connecting sewer to agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed in land drainage systems.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Ground conditions could render soakaways/infiltration systems problematic to provide. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	

Summary of SA Objective 3

The site is within Groundwater Source Protection Zone 2 therefore any subsequent detailed development proposals would need to provide mitigation. Further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional water supply and sewerage infrastructure to cope with demand, nonetheless both will require capacity appraisals to ensure adequate infrastructure can be provided. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS) to control the risk of surface water flooding. However, mitigation could be problematic due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there are likely moderate effects against this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise and light).</p> <p>The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is situated to the north of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions	

⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

in line with local plan policies and the council's Air Quality Strategy. The site does not fall within a designated AQMA and is unlikely to that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise and light). However, an odour assessment will be required due to the proximity of the sewage treatment works to the north of the site. The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Consideration should therefore be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Surface water and foul drainage disposal may be problematic to mitigate due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased</p>

people and property (new and existing development)?	risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 and 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b The site is located within Flood Zone 1. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. As such, the development of this part of the site is likely to lead to an exacerbation of flood risk from fluvial sources. Development of the site may not be suited near the north west boundary of the site. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Any planning application for development of the site should be supported by a Flood Risk Assessment. Overall effects are considered likely to be moderate adverse against this objective overall since mitigation could be problematic.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and it would be unlikely that development at this site will have a significant effect on the Conservation Area. There are no Scheduled Monuments in close proximity of the site. There is a historic footpath running diagonally across the site and the layout of any development could incorporate the retention of the historic footpath. The site layout and positions of any dwellings, together with landscaping should try to retain the rural character currently seen along the roadside.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is medium. On the basis of available evidence, there may be a need to undertake further archaeological assessments to support any subsequent development of the site. The site is described as modern fields which consolidated earlier post medieval fields and medieval fields. This is described as once medieval open field which are uncommon across the county.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and

design, taking into account the management objectives of Conservation Areas?	enhance designated heritage assets according to their significance. There is a conservation area south east of the site, east of the main village itself. At a distance of some 275m it is not considered that development would affect the significance or setting of the conservation area, for which there are no management objectives.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6 The impact of the site on the historic environment is likely to be minimal and capable of mitigation through appropriate design and siting in the event an Historic Impact Assessment reveals it's necessary to do so. Archaeological sensitivity of the site is medium therefore an archaeological assessment would be required. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. Hedgerows are present on site, with medium intervisibility and sensitive visual receptors (residential). Requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and

Infrastructure Strategy?	green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁵ ?	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow(HUL29) pass through the site in the north part of the site from east to west and south western part of the site which may require diversion, which may add to travel times and affect the amenity value of the path. PRow (HULL1) passes to the north of the site alongside the north western boundary. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity through the site to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	

⁵ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

The site adjoins the built edge of northern edge of Hullavington and is agricultural land with boundary planting. Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village. The level of effect would depend on the design of the development and employment of appropriate mitigation measures such as hedgerow and mature vegetation where possible. There are no landscape designations in this area. Development of this site is not considered likely to have significant adverse effects on existing areas of green infrastructure, publically accessible open space or other recreational facilities. Assuming that the rights of ways remain open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements..
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

Assessment outcome (on balance) + + +

Summary of SA Objective 8

The whole SHLAA site provides capacity for approximately 86 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive benefit in terms of meeting the aim of SA Objective 8.

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

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has

	capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁶ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 37 and 92 bus services to Malmesbury and Chippenham. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges	

⁶ English indices of deprivation (DCLG, 2015)

and this would lead to a reliance of the private vehicle. Both primary and secondary schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, There is a footway along the Street that ends at the southern tip of the site and there seems no logical reason why this footway cannot be extended. Further walking and cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. Further cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is particularly well located in terms of access to the primary school, being only a very short walking distance. The post office/food shop, public house, village hall and church are further southwards but still within walking distance. The village is served by 2 bus services which run to Chippenham and Malmesbury (nos 37 and 92) with stops along The Street within walking distance of the site. There is no peak morning service to Malmesbury but there are regular services throughout the remainder of the day to both locations until early evening. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the north of the large village of Hullavington. There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. There could be the possibility of the extend of this footpath to the wider network.

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

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

Site 1112 - Land to rear of Newtown, Hullavington

Site context

Site size: 1.01ha Site capacity: approximately 24 dwellings

The site is arable, with a slope towards the north that steepens in the far north. The field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. It appears that the housing along the eastern / south boundary have no back / front gardens with access directly to the site. PRow runs along the southern boundary of the site. The main access is off Newtown which comes through residential off the main road through village in the south of the site which pass the listed Old Baptist church or from a single track, off Newtown to the north east of the site where several PRow's converge.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Hedgerows (UK BAP Priority Habitat) should be retained, where possible, protected and enhanced in the public realm to ensure longevity and appropriate management. There is potential for Barberry carpet moth in hedgerows and Barberry should be incorporated within planting scheme. Accordingly, an ecological assessment at site level to support planning applications will be required.
3. Result in greater community engagement with biodiversity?	Given the location of the site in close proximity to the local primary school and its connectivity with the local PRow network it could be possible that development of this site could lead to greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse (a tributary of Gauze Brook) that runs to the north of the site. A sufficient buffer should be provided for this corridor and the provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species - hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows and therefore barberry should be incorporated within planting scheme. An ecological assessment would be required to support individual planning applications. Minor adverse effects likely with potential for mitigation in the retention and enhancement of hedgerows - potential for additional hedgerow planting and other habitat creation. Overall likely effects are considered to be minor adverse against this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the north western edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre (only minor areas where footways are absent) of the village and bus stops for are situated along The Street providing services to Malmesbury and Chippenham. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. Further, there would also need to be a degree of landscape mitigation and sensitive design due to the site's location and nearby listed building.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	On the basis of available evidence, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Assessment outcome (on balance) -

Summary of SA Objective 2

The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There are existing mains located within site boundaries and therefore statutory easements will apply and subject to diversion if affected by development layout. There is limited supply capacity in local distribution mains and a capacity appraisal necessary to determine the scope of network reinforcement.. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. A capacity appraisal would also be required in respect of this. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. An off-site foul water connecting sewer to agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Surface water systems must be sealed as per sewers. Conventional soakaways/infiltration systems may not be effective due</p>

drainage?	to underlying geology/soil conditions. Surface water disposal may be an issue as next to a watercourse therefore potential flood risk that would need to be addressed through any planning application process. If storm water discharge would be proposed to the watercourse then a Local Discharge Consent would be required, with restricted flow rates and storage which will reduce the developable area. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (Also see response to Q1). Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency to support any subsequent planning application.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site is within Groundwater Source Protection Zone 2 therefore any subsequent detailed development proposals would need to provide mitigation. Further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional water supply and sewerage infrastructure to cope with demand, nonetheless both will require capacity appraisals to ensure adequate infrastructure can be provided. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS) to control the risk of surface water flooding. However, mitigation could be problematic due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there are likely moderate effects against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local

	<p>commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
4. Seek to reduce development in or near to AQMAs ⁷ ?	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>

⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated to the north west of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</p> <p>The site does not fall within a designated AQMA. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.

2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Surface water disposal will be problematic given the adjacent watercourse which could cause a potential flood risk. If storm water discharge is proposed to the watercourse then Local Discharge Consent would be required with restricted flow rates and storage which will reduce the developable area. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Soakaways/infiltration systems may also be problematic and a piped outfall could be required. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain;

	<ul style="list-style-type: none"> • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work effectively and a piped outfall may be required. Surface water disposal will likely be an issue as next to a watercourse therefore potential flood risk. If storm water discharge is proposed to the off-site watercourse then a Local Discharge Consent would be required with restricted flow rates and storage. This may have the effect of reducing the developable area. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, particularly if a suitable surface water management scheme can be devised. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention/attenuation measures. Planning applications for the development of the site will require a Flood Risk Assessment. Guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective given mitigation could be problematic..</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural	The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have affect on the setting of this asset and its significance. Subject to more detailed Heritage

value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low/medium and is there is a need to undertake further archaeological assessments to support subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as medium. The site is described as modern fields which consolidated earlier post medieval fields and medieval fields. This is described as possibly once medieval open fields which are uncommon survivors.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. There is no conservation area within the village and the site is approximately 450m from the Hullavington Airbase Conservation Area to the east of the village.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have affect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site has been evaluated as low/medium and is there is a need to undertake further archaeological assessment to support subsequent development of the site. Overall it is considered that there would be a moderate adverse effect on SA Objective 6.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are sensitive visual receptors (PRoW and residential) and low intervisibility. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.

objectives, in particular for the three local AONBs ⁸ ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of northern edge of Hullavington and is agricultural land with hedgerow boundary planting. There are no landscape designations in this area. Development of this site is not considered likely to have significant adverse effects on existing areas of green infrastructure, publically accessible open space or other recreational facilities. Assuming that the rights of ways remain open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of	The development of the site for housing would help boost the local supply of affordable houses in accordance with national

⁸ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 24 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on the aim of SA Objective 8.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would

spaces to reduce obesity?	provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsy Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the

⁹ English indices of deprivation (DCLG, 2015)

	potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9 The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes. The site is well served by footways which provide safe walking routes to the village centre as well as the nearby primary school.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. There is no evidence to suggest that this site could not incorporate such infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all within safe walking and cycling distance. . There is a bus stop on Mere Avenue some 200m from the site which is served by 37 and 92 services. The 37 has one AM service per week calling at Malmesbury, Marshfield and Bath. The 92 service serves Chippenham and Malmesbury - no AM bus service but an interpeak and PM peak services. Chippenham railway station is beyond walking/cycling distance. The site offers the benefits of providing housing to meet need, including affordable housing,

	and improved viability of local services and facilities.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10 The site is located in the north of the large village of Hullavington. There are footways present in Latimer Gardens. The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. PRow (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11 Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a minor positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	

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

Site 3162 - Rear of Darley House, The Street, Hullavington

<p>Site context</p> <p>Site size: 2 ha Site capacity: approximately 45 dwellings</p> <p>The site consists of gardens with some residential outbuildings / stables and rough grazing, which appears to be made up of several residential gardens and small fields. Mature trees on the boundaries of fields and along whole of northern boundary running alongside PRow, which also crosses the site from east to west. Some stone walling divides the areas within the site with mature trees scattered within site along dividing field boundaries. Some residential buildings form the southern boundary (The Parklands). Unsure of access from the main road of village. There is a church adjacent to site in the north east, possible listed building.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce some of the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity	The development of the site for housing would lead to a medium adverse impact on designated and non-designated biodiversity interests within the local area. There is a ditch/watercourse runs alongside western boundary hedgerow and links

<p>through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>to the Gauze Brook in the north. There is a large pond to the north of site where has potential for great crested newts. Although there are no records from this side of the village there is a cluster of ponds in the wider countryside to the west of Hullavington. There is a record of a Natterer's bat roost in the church to the north of the site; these bats are likely to be using the hedgerow (UK BAP Priority Habitat) network upon emerging from the church and are a light sensitive species. Great crested newt survey of the pond to the north and bat activity surveys from the church would be required to identify presence and important terrestrial habitat and flight lines. Buildings on site should also be assessed for roosting bats and nesting birds. Hedgerows should be retained as much as possible and should not form domestic curtilages given potential usage by protected species. Barberry carpet moth is a UK BAP priority species, existing barberry bushes should be retained and protected, and barberry should be planted as part of landscaping of the site. The hedgerows within or immediately adjacent to the site contribute to connectivity in the wider landscape. The evidence base indicates that there are significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. An ecological assessment together with appropriate, robust mitigation and enhancement strategies are likely to be required for these sites to in order to support individual planning applications.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Given the location of the site and its connectivity with the local PRoW is could be possible that development of this site could lead to greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There is a ditch/watercourse that runs alongside western boundary hedgerow and links to the Gauze Brook in the north and a large pond to north of site has potential for great crested newts. The hedgerows within and immediately adjacent to the site contribute to connectivity in the wider landscape. Natterer's bats are likely to be using the hedgerow. Great crested newt survey of the pond to the north and bat activity surveys from the church would be required to identify presence and important terrestrial habitat and flight lines. Hedgerows should be retained as much as possible and should not form domestic curtilages. Existing barberry bushes should be retained and protected, and barberry should be planted as part of landscaping of the site due to the presence of Barberry carpet moth. Development of the site for housing would have to make suitable provision for buffers to protect these biodiversity features.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/ species?</p>	<p>Development of the site for housing would need to be capable of protecting BAP habitats/species. High regard should be given to the existing BAP habitats/ species, including great crested newts, a Natterer's bat, Barberry carpet moth and hedgerows. Need to ensure the appropriate surveys are undertaken and correct mitigation requirements are in place.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement</p>

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. Development of this greenfield site would have adverse effects regarding fragmentation of existing habitats, although it is acknowledged that the site is large enough to provide adequate green infrastructure to mitigate this. The allocation of this site would raise significant concerns due to presence of great crested newts, Natterer's bats and Barberry carpet moth nearby. An ecological assessment should inform the extent of mitigation required for any development proposals. The retention of hedgerows will likely be necessary. The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</p> <p>On the balance of evidence available, it is considered that development of this site could have a moderate adverse effect on this SA Objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location and relationship with

	nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains and may require network. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. There is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Surface water systems must be sealed as per sewers. Conventional soakaways/infiltration systems may not work efficiently due to underlying soil/geological conditions. Evidence of pluvial flooding for a 1:30 event and this is considered to be a major issue on part of the site. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency in relation to the need for potential pollution prevention

	measures.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Where necessary, appropriate mitigation measures may need to be factored into the design of any housing scheme. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewage infrastructure in the form of a detailed assessment, to be agreed between the developer(s) and the relevant utilities company. Pluvial flooding for 1:30 event thus considered to be a major issue on part of the site. As such, surface water disposal would likely be an issue as next to a watercourse therefore raising the potential for flood risk. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. As a whole there is no capacity for additional treatment works due to work at Grittleton adding to the network at Hullavington. Overall it is considered that there are likely moderate effects against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council’s Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future</p>

	occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.

¹⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated in a central location to the village of Hullavington and well located in relation to the services offered at the village level which can be accessed on foot or cycle. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design

change through sustainable building practices?	measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site is within a pluvial flooding (1:30 year event) thus considered to be a major issue on part of the site. Groundwater will require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water systems must be sealed as per sewers and conventional soakaways/infiltration may not work effectively and may be problematic to provide. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water	Whilst soil and geological conditions would make conventional soakaway/infiltration measures difficult to implement, the site

attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	has the potential to accommodate alternative and thereby appropriate SuDS measures to manage surface water run-off from built form. Pluvial flooding on a 1:30 year event basis is recorded to affect part of the site and this would need to be assessed and addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses particularly if a suitable surface water management scheme can be devised. (Also see comments in response to 5.1 and 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process, informed by a flood risk assessment. Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Groundwater levels would need to be monitored and the provision of SuDS, soakaways and infiltration systems could be problematic. Likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield. The site is separated from these listed buildings by vegetation however it would be likely that development on this site would have some moderate effect on these designated heritage assets. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There are no Scheduled Monuments within close proximity to this site.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is high. The archaeological description of the site is that the site is part of medieval village and there would be a requirement to undertake further archaeological assessments to support any subsequent development of the site. The potential historic landscape has been described as an historic core of village. This is described as issues relating to the historic character and layout of the settlement. An Historic Landscape Characterisation Assessment will be required to be

	undertaken to support development at this site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield but does have some existing buildings on site. It is uncertain whether these are of historic interest and assessment will be subject to more detailed Heritage Impact Assessment.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. There is no conservation area within the village. However to the east of the village is the Hullavington Airbase Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
The impact of the site on the historic environment is likely to be moderate but capable of mitigation through appropriate design and siting through investigations from an Historic Impact Assessment. Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is high. An archaeological assessment would be required to determine the archaeological potential of the site and an Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. Overall it is considered that there would be a moderate adverse effect on SA Objective 6.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would

	<p>have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There is a ditch/watercourse on the boundary with woodland / veteran tree land cover and hedgerow present on site. The site is on the rural fringe on the village with low intervisibility and sensitive receptors (residential). The site is adjacent to Listed Buildings and the Church of St Mary's. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. There would be a requirement for Green Infrastructure buffer to mature trees.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs¹¹?</p>	<p>The site is not within close proximity to the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (HULL13) passes through the site, which would diversion, which may add to travel times and affect the amenity value of the</p>

¹¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of western edge of Hullavington and is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. There are views into the site from a number of locations from residential properties and open countryside to the west. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

expansion?	
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has

	capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ¹² . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	

¹² English indices of deprivation (DCLG, 2015)

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is well served by footways which provide safe walking routes to the village centre as well as the nearby primary school.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all of which are within safe walking and cycling distance. There is a bus stop at The Star Inn, which is served by 92 which serves Chippenham and Malmesbury. There is no AM peak bus service but an interpeak and PM peak bus service. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. Overall, this level of new dwellings is likely to increase travel movements in the area.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the west of the large village of Hullavington. There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. PRoW (HULL13) passes through the site, which would require diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 10 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

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

allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect against the aim of SA Objective 12.

Site 3377 - Land at Green Lane, Hullavington

Site context

Site size: 6.95 ha Site capacity: approximately 156 dwellings

Rough grazing and some areas have currently pig grazing. Relatively flat with some field boundaries within the site of hedgerows. Backs on to mainly open countryside as on edge of settlement with the exception of the south western corner of the site which is adjacent to residential housing. The north western boundary abuts the village cemetery and the far north western boundary lies next to utility site. Access from main road into Hullavington and through a lane (track) residential to south west of site. PRoW runs along eastern boundary and western side of site which then cuts across to link up with network on the eastern boundary of site.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site currently comprises large fields of grazing with some hedgerows dividing the large site. Development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. There is a ditch/watercourse along eastern boundary links to railway line wildlife corridor and Gauze Brook. The site contains a pond and there is a pond adjacent to southern boundary. There is potential for great crested newt would need to be assessed. The majority of site comprises agricultural grassland. Hedgerows (UK BAP Priority Habitat) with mature trees are main features of ecological interest and there is potential terrestrial habitat for great crested newts and other protected species. The site would need to retain hedgerows where possible and develop the site sensitively. May be a need to provide compensation for protected species - e.g. great crested newt habitat may need to be retained. The habitats within and immediately adjacent to the site contribute to connectivity in the wider landscape. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.
3. Result in greater community engagement with biodiversity?	Given the connectivity with the local PRoW it could be possible that development of this site could lead to greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse that runs along the eastern boundary links to railway line wildlife corridor and Gauze Brook. Site contains a pond and there is a pond adjacent to southern boundary. A sufficient buffer should be provided for this corridor with connectivity to the wider landscape. Provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features. Protection should be given to existing mature trees and hedgerows along boundaries. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and pond). Need to ensure permeability through this site for wildlife to connect SuDS ponds adjacent to southern boundary (including great crested newts).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees and hedgerows within the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt which</p>	

would need to be assessed. The site would need to retain hedgerows and develop site sensitively. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required. Habitats within or immediately adjacent to the site contribute to connectivity in the wider landscape.
Overall likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the north-eastern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. There are no planned investment works up to 2020. Due to geological and soil conditions conventional soakaways/infiltration systems may not work effectively; and positive outfall only which may require crossing of third party land with agreement. There are no planned works by Wessex Water until after 2020. There is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Also see Q1 above).. There are no planned further investment works up 2020. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water

harvesting and water metering?	utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. It is considered that due to soil/geological conditions, conventional soakaways/infiltration systems may not work and that positive outfall only may require crossing of third party land. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site is within Groundwater Source Protection Zone 2 therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewage infrastructure in the form of a detailed assessment, to be agreed between the developer(s) and the relevant utilities company. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS). The development of the site may need to make provision for on-site surface and foul water drainage. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.</p> <p>As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. Overall it is considered that there are likely moderate adverse effects against this objective.</p>	

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ¹³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated in the north eastern part of the village of Hullavington and is well related in relation to the services offered at the village level which can be accessed on foot or cycle. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</p> <p>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of</p>	

¹³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions

overall. Likely effects are considered to be minor adverse against this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Groundwater will require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively and may be problematic to provide due to soil/geological conditions. Any discharge into the local watercourses would need to be at a controlled rate, and public surface water systems are already at capacity in this location. Part of site vulnerable to SW flooding 1:30 which would be an issue. Should a proposed connection be proposed a Local Discharge Consent would be required. The site may have the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. It is advised that soakaways will not work and that positive outfall only which may require crossing of third party land. The Environment Agency through the council's drainage team have commented that flooding from when the ordinary watercourse cannot discharge when water levels on the Avon are high - also flood from the Bourne Brook. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and

function of floodplains?	function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site may have the potential to accommodate appropriate SuDS to manage surface water run-off from built form and should be included within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, but provision could be problematic due to ground conditions. A flood risk assessment should be undertaken. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The sites will require planning applications for comprehensive development to be supported by a Flood Risk Assessment. Overall likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse. The site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect of the designated heritage asset. The site is adjacent to the Hullavington Airbase conservation area. The site is of sufficient size for a buffer to be placed between the conservation area and development. The site is adjacent to the cemetery which whilst has no designated status there would be a communal heritage value added to the land. There are no Scheduled Monuments within close proximity of the site. A Heritage Impact Assessment would need to be undertaken to support development at this site.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and the potential historic landscape has been undertaken and the sensitivity of this site is medium. The site is made up of modern fields created by altering post medieval and medieval fields which were possibly once medieval open fields which are uncommon survivals. On the basis of available evidence, there may be a need to undertake further archaeological assessments to support subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and

design, taking into account the management objectives of Conservation Areas?	enhance designated heritage assets according to their significance. Site is adjacent to the Hullavington Airbase Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6 Development on this site is unlikely to give rise to significant impacts on the historic environment of Hullavington. Development at this site would be too unlikely to cause harmful impact on the adjoining Conservation Area but would need to consider the effects on its setting. Accordingly, a Heritage Impact Assessment would need to be undertaken to support development at this site. An archaeological assessment would also be required to determine the archaeological potential of the site. Although not designated as a heritage asset, the cemetery adjacent to the site is likely to be adversely affected by the development of multiple sites around it, which may affect its tranquillity and visual quality. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are woodland cover/veteran trees on site, medium intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁴ ?	The site is not within close proximity to AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets..
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. A byway passes through the site in the southern part of the site and along the boundary of the eastern boundary of the site which may require diversion, which may add to travel times and affect the amenity value of the path. PRowS (HULL9 and HULL10) meet the byways to the south of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is currently accessible to the public.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.

¹⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Assessment outcome (on balance) -

Summary of SA Objective 7

The site adjoins the built edge of northern edge of Hullavington and is made up of agricultural land. There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure or recreation facilities. There is a public right of way to the south of the site which would need to be diverted during the construction phase of development. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the

isolated dwellings?	needs of rural communities.
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8 The whole SHLAA site provides capacity for approximately 156 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive effect in terms of meeting the aim of SA Objective 8.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire

	005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ¹⁵ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	

¹⁵ English indices of deprivation (DCLG, 2015)

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway or lighting on the Hullavington C1 road to the north of the village. There is a footway that has the access points to the site through Watts Lane but appears to be unlit. Walking and cycling to the village appears unsafe and problematic. PRowS (HULL9 and HULL10) meet the byways to the south of the site. Additional connectivity could possibly be created by using this network also.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
5. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, public house, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe. There is a bus stop approximately 200m from site at Mere Avenue and at the Telephone Exchange which are served by 92 and 37 services. The 92 serves Chippenham and Malmesbury. There are no AM bus service but an interpeak and PM peak services. The 37 has one AM service per week calling at Malmesbury, Marshfield and Bath. Chippenham railway station is beyond walking/cycling distance. However given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 10</p> <p>The site is located in the north east of the large village of Hullavington. The site is well related to the village and its facilities, however part of the route is without a footpath with lighting (C1 or Watts Lane) which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car. On the balance of evidence currently available, the effects are considered to be moderate adverse.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + + +

Summary of SA Objective 11
 Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that the allocation of this site would have a major positive effect against the aim of SA Objective 11.

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

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

Assessment outcome (on balance) +

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

Site 797 - Manor Farm, Kington St Michael

<p>Site context Site size: 1.74ha Site capacity: approximately 42 dwellings The site is flat pasture fields, in use for poultry rearing. Area is characterised by open countryside to the west. Residential to the south and east overlook the site in various places. There is the primary school to the north. Hedgerows and some mature trees on boundaries. To the south of the site is situated Kingston Manor and associated buildings. There is a well used PRow running the length of the eastern boundary and a spur in the south to the west also.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Agricultural fields bordered by hedgerow on eastern boundary. Hedgerow (UK BAP Priority Habitat) should be retained where possible and enhanced, and should not form domestic curtilage to ensure its long term protection and viability. Potential for roosting bats, barn owls and nesting birds in buildings and would need to be assessed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>There are no designated or non-designated biodiversity features within or adjacent to this site. Development of this site could lead to greater community engagement with biodiversity through connectivity with the PRow network.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>

6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is bordered by hedgerow on eastern boundary. Hedgerow (UK BAP Priority Habitat) should be retained and enhanced, and should not form domestic curtilage to ensure its long term protection and viability. The development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is on flat farmland / grazing fields in use for poultry rearing. Hedgerow (UK BAP Priority Habitat) should be retained and enhanced, and should not form domestic curtilage to ensure its long term protection and viability. Potential for roosting bats, barn owls and nesting birds in buildings would need to be assessed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required. Minor adverse effects likely with potential for mitigation.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Kingston St Michael which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stops are present at several locations along the main road of the village (Honey Knob Hill) providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger

	<p>services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship within the Conservation Area and nearby Listed buildings.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
5. Protect and enhance soil quality?	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
6. Protect the best and most versatile agricultural land?	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	

Summary of SA Objective 2
 The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in existing sewerage water system. Development of the site would be unable to proceed without satisfactory outfall for surface water flows. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. (Also see response to Q1).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. The catchment is above Sutton Benger where there are reported flood risk issues when the River Avon is high. There is particular issue relating to capacity of the bridge - housing estate in a low spot. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. (Also see response to Q1).
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further

	advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
<p>There is capacity from local mains for water supply. For foul water, connecting flows may require upsizing works to bolster the downstream network. There is currently no capacity available in the existing sewerage water system. Site unable to proceed without satisfactory outfall for surface water flows. Disposal of surface water could be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage. Consideration would need to be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Overall it is considered that there are likely significant moderate adverse effects against this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Kington St. Michael does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council’s Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future</p>

	occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.

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

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Kington St Michael and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</p> <p>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the count. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.

4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Disposal of surface water is likely to be an issue and may require crossing of third party land, as well as pumping to obtain a suitable outfall. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Disposal of surface water likely to be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Whilst conventional soakaways/infiltration measures may not be effective, the site has the potential to accommodate some appropriate SuDS measures to manage surface water run-off from built form. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Disposal of surface water likely to be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A planning application would need to be supported by a comprehensive Flood Risk Assessment.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site lies wholly within the designated Kington St Michael Conservation Area. This part of the Conservation Area is characterised by Manor Farm and its grounds. The farmhouse is set back from the road with an attractive paddock to the front. Land to the rear of the farm comprises a number of buildings but is predominantly open in character and provides a distinct visual and physical separation of more modern estate housing to the north and the historic Kington Manor House to the south.. The site is in close proximity to the Listed Buildings and spreads back beyond the historic building line which is principally ribbon development. There are no scheduled Monuments within close proximity of the site. Development at this site is likely to have a significant effect on the Conservation Area, listed buildings and their settings. It would not seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	On the basis of available evidence, there would be a need to undertake further archaeological assessments to support any subsequent development of the site. Assessments of the archaeological potential and the potential historic landscape have been undertaken and the sensitivity of this site is medium. The site is described as modern settlement on site of historic farmstead. Some elements of the post medieval (or earlier) farmstead still exist in this area and remain a legible reminder of

	the past character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site is within the heart of the Kington St Michael Conservation Area. The nucleus of the village has developed eastwards of the Medieval Church and Manor Grounds. This older core of the village is characterised by its fairly wide Market Street flanked by an irregular building line, sometimes continuous but with a variety of building styles and rooflines. The variety of past development gives a very compact and distinctly Cotswold character to the village. The Conservation Area also encompasses the back boundaries of gardens.</p> <p>This part of the Conservation Area is characterised by Manor Farm and its grounds. The farmhouse is set back from the road with an attractive paddock to the front. Land to the rear of the farm comprises a number of buildings but is predominantly open in character and provides a distinct visual and physical separation of more modern estate housing to the north and the historic Kington Manor House to the south.</p> <p>It is considered likely that development on this site would have an effect on the significance of the conservation area of Kington St Michael.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No known heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 6</p> <p>The site falls inside of the Kington St Michael Conservation Area. The development here would be unacceptable due to the location and impact on the Conservation Area and on the historic building line which is principally ribbon development; the site development would harm the setting of the heritage assets and the Conservation Area. Overall it is considered that there are significant barriers in regard to SA Objective 6, in relation to potential harmful impact on the Conservation Area which would preclude allocation of this site. Likely effects are considered to be major adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. While development would have an effect on Kington St Michael, the site is of a size whereby landscape mitigation could be employed to offset the potential landscape & visual impacts of the site by robust mitigation and enhancement strategies including boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. The site has woodland cover/veteran trees and hedgerow on site, within heritage designation. There is low intervisibility and sensitive visual receptor (residential). The site is within Kington St Michael Conservation Area. There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhance visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance through robust mitigation measures the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>

objectives, in particular for the three local AONBs ¹⁷ ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRowS (KSTM12 and KSTM21) pass through the site which would require diversion, which may add to travel times and affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity through the site to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is on the rural fringe of Kington St Michael and within Kington St Michael Conservation Area and in close proximity to Listed Buildings, and comprises of flat agricultural land. There are views into the site from a number of locations from residential properties. The level of effect would depend on the design of developments and employment of appropriate mitigation. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies including requirement for GI buffer to mature hedgerows and trees.</p> <p>On the balance of evidence currently available the effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

¹⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Neighbourhood Plan is seeking to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 42 residential units, which contributes towards Wiltshire's housing supply. The Core Strategy also requires a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	

<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people. In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>There is no doctor’s surgery located with Kington St Michael however the village does fall within the catchments of Sutton Benger (approximately 3.7 miles) , Yatton Keynell (approximately 3.6 miles) and Rowden Surgery, Hathaway Surgery and Jubilee Field Surgery in Chippenham (approximately 3 miles). Mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Kington St Michael area through housing provision, short-term construction jobs and a</p>

	larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ¹⁸ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 92 bus route. Given the limited services within Kington St Michael it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Kington St Michael Church of England Primary School and Chippenham Secondary Schools catchment area. Kington St Michael Primary School has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges	

¹⁸ English indices of deprivation (DCLG, 2015)

and this would lead to a reliance of the private vehicle. The primary school has some surplus places. Mitigation would be required to support additional patient capacity within the relevant doctors surgery. Overall it is considered that allocation of this site would have a minor adverse effect on SA objective 9.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The eastern boundary of the site included access from the main road that runs through Kington St Micheal. There is scope to extend footpath provision to within the site to connect to the existing PRow network. Opportunities for increasing walking accessibility to facilities are therefore limited.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the local primary school, community shop, café and pub. There is a bus stop at the Ham 120m from site, which is served by 92 service. The 92 serves Chippenham and Malmesbury - no AM bus service but an interpeak and PM peak services. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Kington St Micheal it is likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the western fringe of the Large Village of Kington St Michael. Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village.

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

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

Decision Aiding Questions. Will the development site...

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

Yatton Keynell

Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell

<p>Site context Site size: 0.27 ha Site capacity: approximately 7 dwellings The site is on flat land which is a residential dwelling (the Old Forge) and garden. It has mature trees on edge / the boundaries. It is surrounded by open countryside with the exception of residential properties to the immediate west and south of the site. The main road into the village is the southern boundary. There is a single land access track to the countryside to the north of the site on the north western boundary of the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats such as hedgerows on the field boundary. The site is currently in domestic use and it is unlikely that the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no biodiversity designations within or in close proximity to this site. It is a small site of domestic use with hedgerows and trees. Some potential for great crested newt terrestrial habitat. The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.</p>

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is currently in domestic use and it is unlikely that the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is a domestic house and garden, which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species. There is potential to create or enhance habitats. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village (only minor area where footway is absent and several bus stops are present within the village providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be negligible.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	

<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. (see Q1 above). Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Surface water drainage systems must be sealed as per sewers. There are numerous ponds in the general area indicate a high standing water level and to reach ponds would for the purpose of managing surface water discharge could involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>5. Protect, and where possible,</p>	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing</p>

improve surface, ground and drinking water quality?	should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment to support a planning application. The site falls within groundwater vulnerability. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage.</p> <p>There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicating a high standing water level and to reach ponds would involve crossing third party land. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies. Overall it is considered that the effects are considered likely to be moderate adverse against this objective overall.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council’s Air Quality Strategy.

	Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

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

	sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers;

climate change?	<ul style="list-style-type: none"> • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. Conventional soakways/infiltration systems may not work effectively. There are numerous ponds in the general area indicate a high standing water level; and to reach ponds for the purpose of discharging surface waters may involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see response to Q5:1 & 3).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site falls within groundwater vulnerability. There are numerous ponds in the general area indicating a high standing water level and to reach ponds for the purposes of discharging surface water may involve crossing third party land. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled	The site is located approximately 90m north from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. The site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have an effect the significance of the designated heritage asset. The site appears to potentially contain the remains of a smithy according to the

Monuments and Historic Parks & Gardens?	late 19 th Century Mapping, its road side position would appear to indicate little impact on the setting of the Conservation Area or listed building (the Old School House) as existing development already surrounds this building. The site would not be in keeping with the historic building line of the southern end of the village. There are no Schedule Monuments in close proximity of the site
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low and it is noted that there is no need to undertake further archaeological assessments to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as 'high'. The site is described as an historic core of village' with issues relating to the historic character and layout of the settlement. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Yatton Keynell Conservation Area is approximately 230m to the north of the site. The site appears to potentially contain the remains of a smithy according to the late 19 th Century Mapping its road side position would appear to indicate little impact on the setting of the Conservation Area or listed building (the Old School House Grade II) as existing development already surrounds this building.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
Development on this site is likely to give rise to negative impacts on the historic environment of Yatton Keynell. It is likely that there would be little impact on the settings on nearby Conservation Area but would need to be considered in the design and layout of any future development. The site would not be in keeping with the historic building line of the southern end of the village. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. Overall it is considered that there are moderate adverse effects in regard to SA Objective 6.	

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site adjacent to Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty and would have a requirement for Green Infrastructure buffer to mature trees, with low intervisibility and sensitive visual receptors (residential). The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies however this would reduce the amount of development at this location.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Given the size of the site development for housing would not offer the potential to deliver a comprehensive network of Green Infrastructure.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with	The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic

landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁰ ?	beauty. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the rest of the village which has an historic linear building line. It is likely that significant landscaping would be required to ensure appropriate protection and enhancement of the area, which may not be feasible.
5. Protect rights of way, open space and common land?	Development in this location would not result in loss of amenity greenspace or common land. PRoW (YKEY12) lies to the north west on the site along the track. If access is required for the site through this track then consideration will have to be given to the PRoW, both during construction phase and once completed. It is likely that development in this location would therefore have an impact on views from the PRoW to the north of the site. The site is of a size where additional connectivity through the site to existing networks could not be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p>The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty. Mitigation of effects from development of this site on the AONB would likely be problematic to mitigate. The site adjoins the built edge of southern edge of Yatton Keynell and is in domestic use. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village. The site would have a requirement for GI buffer to mature trees. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. There are views into the site from a number of locations from residential properties, the Cotswold AONB to the west and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is not of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure, or recreation facilities. PRoW (YKEY12) lies to the north west on the site along the track. If access is required for the site through this track then consideration will have to be given to the PRoW, both during construction phase and once completed.</p>	

²⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

On the balance of evidence currently available the effects are considered to be moderate adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site would help boost the local supply of housing. However, as the capacity of the site is only 7 dwellings opportunities to deliver affordable housing are likely to be limited, in accordance with national policy requirements then at this point in time.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

Assessment outcome (on balance) +

Summary of SA Objective 8

The whole SHLAA site provides capacity for up to approximately 7 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy. Overall it is considered that there would be a minor positive effect on SA Objective 8.

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

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor's surgery, Jubilee Field Surgery located in Yatton Keynell (0.2 miles). Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super

	Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ²¹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Brook Valley Church of England Primary School and Chippenham Secondary Schools catchment area. The primary school is almost full and forecast to remain so. They are on a large site however so expansion should be possible. The numbers of houses are low therefore expansion of the school wouldn't be necessary. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although</p>	

²¹ English indices of deprivation (DCLG, 2015)

<p>capacity would need to be investigated. Overall, likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There is a footway opposite the entrance the site. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. PRow (YKEY12) lies to the north west on the site along the track and this could be used to facilitate connectivity to the site.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?</p>	<p>This site is considered to be in an accessible location being approximately 550m from a post office; surgery and the primary school are in close proximity to the site. The site is close to Farrells Field bus stop which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Services 74/75 from this bus stop are school services. Chippenham railway station is beyond walking/cycling distance. However, overall, this level of new dwellings is likely to increase travel movements in the area.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 10 The site is located on the southern fringe of the Large Village of Yatton Keynell. There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. On the balance of evidence currently available, the effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure</p>	<p>Not relevant to this location.</p>

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

Site 482 - Land East of Farrells Field, Yatton Keynell

<p>Site context Site size: 1.32 ha Site capacity: approximately 31 dwellings The site is flat rough grazing in an L shape with access from a track from the north which accesses the site to the north western boundary. To the east the main road into the Yatton Keynell (B4039) runs parallel to the site. Some mature trees and hedgerows on the boundaries. Small group of houses to the immediate north of site (Farrell Field), a recreational field (school use) to the west of the site, with open countryside on the remaining boundaries. There is a GPSS pipeline that runs across the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in rough grazing / arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Where possible hedgerows should be retained, protected and enhanced within the public realm to ensure their longevity and appropriate management. There is a woodland corridor along western boundary and spur should be retained as a wildlife corridor. This wooded track provides habitat connectivity to the open countryside. Grassland habitat type needs to be confirmed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along boundaries particularly in the south and west. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features. Woodland corridor along western boundary and spur should be retained as a wildlife corridor. This wooded track provides habitat connectivity to the open countryside from the urban/residential area and connects with the school (potential bat roost).</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for</p>

	biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is approximately 1.2 km to the east of BBOA (Lesser Horseshoe Bat Buffer) consultation Zone. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and woodland). Whilst no existing records of protected species there is a potential for reptiles, badger and nesting birds, ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity. There are trees which may be worthy of tree preservation orders (TPO).
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>There are no significant records for protected species within or immediately adjacent to the site although there is a potential and an ecological assessment would be required. Hedgerows should be retained, where possible, protected and enhanced within the public realm to ensure their longevity and appropriate management. The woodland corridor along western boundary and spur should be retained as a wildlife corridor. The precautionary principle must be applied and ecological assessment required informing development design, mitigation and enhancement measures. It is advised that there should be a limit to housing densities to ensure adequate buffer adjacent to hedgerows.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the southern edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and several bus stops are present within the village providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to higher order settlements for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	There is a GPS pipeline that crosses the site, which consideration would need to be given to in developing the layout of the site but it is not considered insurmountable at this stage. Overall, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be to minor negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Assessment outcome (on balance) -

Summary of SA Objective 2

The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. There is a GPS pipeline that crosses the site, which consideration would need to be given to in developing the layout of the site but it is not considered insurmountable at this stage. The agricultural quality of the land is not know, but if found to be best and most versatile its loss would be minor to negligible. Overall likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains which may require network reinforcement which could lead to current capacity for approximately 15 dwellings. Foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site is unable to proceed without satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (Also see response to Q1).</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Storm</p>

	water disposal could be a major issue which may involve crossing third party land, boreholes etc.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site falls within a groundwater vulnerability area, and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site falls within groundwater vulnerability therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage.</p> <p>There is limited capacity available from local mains which may require network reinforcement which could reduce the development potential of the site. In any event, development of the site would be unable to proceed without satisfactory outfall for an agreed level of surface water discharge. Any development at this site would need to check with the relevant statutory undertaker regarding foul drainage disposal. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.</p> <p>Overall effects are considered likely to be moderate adverse against this objective overall.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.
	Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport

	<p>modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
4. Seek to reduce development in or near to AQMA ²² ?	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
6. Seek to contribute to air quality	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local</p>

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

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

	sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain;

	<ul style="list-style-type: none"> • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. There are known storm water disposal issues and conventional soakways/infiltration systems may not work effectively. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. Site falls within groundwater vulnerability and conventional soakways/infiltration systems for managing storm/surface water may not work effectively. Alternative methods would need to be explored through any subsequent planning application process. Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development in this location is unlikely to cause harm to heritage assets or designations such as listed buildings. Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. Quality design should be promoted to ensure that the developments fit in with the character of the area. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 350m to the north of the site. The site is shown on the historic maps as open fields and has been altered in layout from the late 19 th Century Field layout via the encroachment of 20 th Century Housing. These do not appear to have a

	direct impact on the setting of the Conservation Area or listed buildings.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium and further archaeological assessments would be needed to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the potential sensitivity of this site is medium. The site is made from modern fields created by altering post medieval and medieval fields, possibly once medieval open fields which are uncommon survivals.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Yatton Keynell Conservation Area is approximately 350m to the north of the site. The site is shown on the historic maps as open fields and has been altered in layout from the late 19 th Century Field layout via the encroachment of 20 th Century Housing. These do not appear to have a direct impact on the setting of the Conservation Area or listed buildings.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6 Development on this site is unlikely to give rise to negative impacts on the historic environment of Yatton Keynell. It is in keeping with the historic building lines of development and at such a scale that would be likely to be sympathetic to the rest of the village. It is unlikely that there would be an impact on the settings on nearby Conservation Area however quality design should be promoted to ensure that the developments fit in with the character of the area. An archaeological assessment would be required to determine the archaeological potential of the site at the planning application stage. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Yatton Keynell the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. The site lies outside of the AONB. The majority of the site is set further from the AONB and is approximately 350m to the north of the site from Cotswold AONB. There are a woodland cover/veteran trees and hedgerows on site, with low intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the AONB. The access strip to the north of the site is approximately 10m from Cotswold AONB. However the</p>

objectives, in particular for the three local AONBs ²³ ?	majority of the site is set further from the AONB and is approximately 350m from Cotswold AONB. Consideration of the Cotswold AONB Management Plan should be taken into account when considering future development of the site.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is located adjacent to the existing settlement boundary adjoins the built edge of southern edge of Yatton Keynell. Development within this village area avoids some of the most highly valued designations. Yatton Keynell is predominately within the AONB to the north of the site. The site lies outside of the AONB. The majority of the site is set further from the AONB and is approximately 350m from Cotswold AONB. It will be particularly important to employ appropriate mitigation such as landscaping as the site is located on the edge of the settlement. Consideration of the Cotswold AONB Management Plan should be taken into account when considering future development of the site. The development of the site would not affect publicly accessible open space, green infrastructure, recreation facilities or public right of way. The site would require a buffer to mature hedgerows and trees. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. There are views into the site from a number of locations from residential properties to the north, and open countryside to the remaining boundaries. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

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

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 31 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high

spaces to reduce crime and the fear of crime?	quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor’s surgery, Jubilee Field Surgery located in Yatton Keynell (approximately 0.1 miles). Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ²⁴ . Development of this site is likely to contribute to the low levels of deprivation experienced in this area. Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a

²⁴ English indices of deprivation (DCLG, 2015)

access to services for those without a car in rural areas?	reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Given the limited services within Yatton Keynell it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Brook Valley Church of England Primary School and Chippenham Secondary Schools catchment area. The primary school is almost full and forecast to remain so. It is on a large site however so expansion should be possible. As the numbers of houses are reasonably low expansion of the school wouldn't be necessary.. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
Summary of SA Objective 9 The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although capacity would need to be investigated. Effects are considered likely to be minor adverse against this objective overall.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking. Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on

reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (post office, doctor's surgery and school close by but lack of other essential services for food shopping). The site is close to Farrells Field bus stop which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Also served by school services 74 and 75. Chippenham railway station is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p>The site is located on the southern fringe of the Large Village of Yatton Keynell. Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. Types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p>Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Yatton Keynell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a moderate positive effect against the aim of SA Objective 11.</p>	

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

Site 643 - Land at Littlemead Farm, Yatton Keynell

<p>Site context</p> <p>Site size: 0.75 ha Site capacity: approximately 18 dwellings</p> <p>The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings. It has mature trees and hedgerows on the boundaries. It is surrounded by open countryside with the exception of one residential property to the north of the site. The main road into the village is the eastern boundary of the site. GPSS Pipeline running through the site from north to south.</p>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.

<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to significant adverse impacts on designated biodiversity interests within the local area. The field and farmstead are bordered by trees and hedgerows. The existing farm buildings are potential bat roosts and may be used by nesting birds such as Barn Owl and Swallow. Hedgerows should be retained, where possible, protected and enhanced within the public realm to ensure longevity and management. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, amphibians (including great crested newt). The potential for great crested newt needs to be established. Existing farm access should be used for site entrance to minimise loss of hedgerow. The site is approximately 1.2km to the east of BBOA (Lesser horseshoe bat buffer) consultation zone. Grassland habitat likely to be agriculturally improved or semi-improved, but would need to be confirmed. The evidence base indicates that there could be significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. Ecological assessment, together with appropriate, robust mitigation and enhancement strategies is likely to be required for this site.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There are no river corridors within or adjacent to this site. Protection should be given to mature existing hedgerows. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, and amphibians. Green corridors would be required as part of design of the site.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>The site is approximately 1.2 km to the east of BBOA (Lesser Horseshoe Bat Buffer) consultation Zone. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and woodland). Whilst no existing records of protected species there is a potential for reptiles, badger and nesting birds, ecological assessment would be required.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity.</p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury</p>	<p>Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and may be used by nesting birds such as Barn owl and Swallow. Hedgerows should be retained, where possible, and protected and enhanced within the public realm to ensure longevity and management. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, and amphibians. Ecological assessment required to inform development design, mitigation and enhancements. The existing farm access should be used for site entrance to minimise loss of hedgerow. Grassland habitat likely to be agriculturally improved or semi-improved, and would need to be confirmed. The evidence base indicates that there are significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. Ecological assessment, together with appropriate, robust mitigation and enhancement strategies will be required for this site. Overall likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the southern edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is not connected to the village by a footway. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally

contaminated land?	registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site connecting sewer with capacity for foul water flows (rather than storm water) only exists. There is no design capacity available in existing

	storm water system. Development of the site would be unable to proceed without a satisfactory outfall for an agreed surface water discharge is provided. There are no programmed investment works until 2020. However, there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (Also see response to Q1 above).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. The site falls within groundwater vulnerability area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The developer would need to check with the relevant statutory undertaker regarding foul drainage disposal.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3 The site falls within a groundwater vulnerability area therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Further advice on these matters would need to be sought from the Environment Agency at the detailed	

<p>planning application stage. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site connecting sewer with capacity for foul water flows (rather than storm water) only exists. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment to support any subsequent planning application. The developer would need to check with undertaker regarding foul drainage disposal. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Overall the effects are considered likely to be moderate adverse against this objective overall.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy. Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such,</p>

near to AQMAS ²⁵ ?	the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is to the south of the village of Yatton Keynell. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. The site does not fall within a designated AQM and is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and</p>	

²⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages. Overall likely effects are considered to be minor adverse against this objective.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse overall

against this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. There are known storm water disposal issues and conventional soakways/infiltration systems may not work effectively. Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. Alternative methods would need to be explored through any subsequent planning application process. Consideration	

should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces.

Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall likely effects are considered to be moderate adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development is unlikely to cause harm to heritage assets or designations such as listed buildings. Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site. The site is shown on the historic maps as open fields and retains evidence of a field size that has not changed in excess of 150 years and remains un-subdivided. These do not appear to have a direct impact on the setting of the Conservation Area or listed buildings.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low and there is no need to undertake further archaeological assessments. An assessment of the historic landscape has been carried out and the sensitivity of this site has been assessed as medium. The site is described as modern fields created by altering post medieval and medieval fields, possibly once medieval open fields which are uncommon survivals.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Yatton Keynell Conservation Area is approximately 460m to the north of the site. The site is shown on the historic maps as open fields. And retains evidence of a field size that has not changed in excess of a 150 years and remains un-subdivided which does not appear to have a direct impact on the setting of the Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.

Assessment outcome (on balance) -

Summary of SA Objective 6
 Development on this site is unlikely to give rise to negative impacts on the historic environment of Yatton Keynell. It is unlikely that there would be an impact on the settings on nearby Conservation Area however quality design should be promoted to ensure that the developments fit in with the character of the area. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 6 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

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

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Yatton Keynell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are a woodland cover/veteran trees and hedgerows on site, with low intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>

objectives, in particular for the three local AONBs ²⁶ ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of southern edge of Yatton Keynell. The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The development of the site would not affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant

²⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
78. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 8 The whole SHLAA site provides capacity for up to approximately 18 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.

3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor's surgery, Jubilee Field Surgery located in Yatton Keynell. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ²⁷ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope	The primary school is almost full and forecast to remain so. It is on a large site so expansion should be possible. As the numbers of houses are reasonably low expansion of the school wouldn't be necessary. Mitigation would be required to

²⁷ English indices of deprivation (DCLG, 2015)

with the additional demand generated from the site?	support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school and that the village has a doctor's surgery although capacity would need to be investigated. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers and may provide some pressure on local facilities such as schools and doctors surgeries. Overall, likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway along the B4039 therefore walking into the village would be dangerous. There would be no opportunities for increasing walking accessibility to facilities. Cycling along the B4039 is less dangerous but not for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is not considered to be in an accessible location and is poorly related to the settlement. Without a footway it would not be possible to walk to village services. The site is close to Farrells Field bus stop (140m) which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Services 74/75 from this bus stop are school services but again no footway present. Chippenham railway station (beyond walking/cycling distance). Given the limited services within Yatton Keynell it is likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) - - -	
Summary of SA Objective 10	

The site is located to the south of the Large Village of Yatton Keynell. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site. The site is not well related to the village and a significant walking distance to the services and facilities within the settlement without a current footpath. Types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car. Overall it is considered that there would be significant major adverse effects on this objective.

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

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

Assessment outcome (on balance) +

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

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

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

Assessment outcome (on balance) +

Summary of SA Objective 12

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

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For further information please visit the following website:

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