

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.11 Warminster Market Town

Wiltshire Council

June 2017

ANNEX 1 – Warminster Market Town

SITE OPTIONS ASSESSMENT TABLES

A.11. Warminster Market Town

Warminster Market Town - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 302 – Land at Bradley Road, Warminster	Site 793 – Westbury Road, Warminster
Site 603 – Land east of The Dene, Warminster	Site 3242 – Land adjacent to Fanshaw Way, Warminster
Site 1032 – Bore Hill Farm, Warminster	Site 304 - Land at Boreham Road, Warminster

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

Site 302 - Land at Bradley Road, Warminster	Site 1032 - Land at Bore Hill Farm, Warminster
Site 603 – Land east of The Dene, Warminster	Site 304 - Land at Boreham Road, Warminster

Warminster

Site 302 - Land at Bradley Road, Warminster

Site context	
Site size: 0.45ha Site capacity: approximately 11 dwellings	
The site is a linear plot of pastoral land situated between the A36 Warminster bypass and residential properties at Bradley Close. The site has strong boundary screening to the A36, although as a result of the proximity to this road there is noise audible at the site. The site is largely flat, with a slope on the south eastern corner adjoining the adjoining SHLAA 1032 site. The site is well contained in the landscape. The site is visible from the adjoining properties at Bradley Close and from the PROW (WARM60) which runs along the north east boundary.	
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 is a small, irregularly shaped site southwest of Warminster. The site contains grassland (pasture) adjacent to main road with buffer of woodland (possible plantation) which is not included within the site, but would need to be protected from impact during construction and retained as a wildlife corridor, e.g. for commuting and foraging bats. Development of the site would also need to ensure that lighting from development does not spill into this woodland. There are badger records in the surrounding area, and badgers may be using the woodland/scrub adjacent to site. Appropriate buffers would need to be included in any development of the site, and an ecological assessment to determine the likely effects and appropriate mitigation would need to be undertaken in support of any development proposals. Mitigation to offset the effects of the issues identified is likely to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to Habitats Regulations Assessment (HRA) which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken

development resulting in a net gain?	forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site is close to areas of deciduous woodland (plantation) UK BAP priority habitat, which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts

protect Local Geological Sites (LGSs) from development?	on designated Local Geological Sites.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures.</p> <p>However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Overall it is considered that the effects would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
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 market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, having regard to relevant planning policy requirements and ecological buffers, buffers to the adjoining PROW and any required buffers to mitigate proximity to the A36. Any development would need to reflect and respond to the character of the surrounding area and accord with other relevant local planning policies.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable	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.

waste management?	
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?	The site comprises both predominantly Grade 1 Agricultural Land, and development in this location would result in the permanent loss of best and most versatile land. The south eastern part of the site is Grade 3b agricultural land, which is not best and most versatile agricultural land.
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	
<p>The site is greenfield land not previously developed but does adjoin a market town which benefits from a range of facilities and services, and could deliver optimum densities subject to respecting the prevailing densities of surrounding redevelopment, and providing adequate buffers to protect biodiversity, and the amenity of future residents (e.g. close to the A36). However, much of the site is classified as Grade 1 Agricultural Land, which is the best and most versatile land which should be protected over land of lesser classification. Development of the site would result in the permanent loss of this land. Overall, development of the site would result in minor adverse effects 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 be capable of positively responding to the predicted effects of climate change. There are existing private mains located within site boundaries; and there is capacity available from local distribution mains. In relation to sewerage, the site is within the Warminster sewage treatment works (STW) catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided.
2. Ensure that essential water	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water

infrastructure is co-ordinated with all new development?	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.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. The site is within Flood Zone 1 and does not have any surface water flood risk. Storm water flows would go to the west towards Deverill Road, and Environment Agency mapping indicates an existing area susceptible to surface water flood risk which may be exacerbated on adjacent land (site 1032) if the site were developed. Off-site drainage works might be required to address that issue if this site is developed. Achieving an acceptable storm/surface water drainage scheme may involve third party land to get to public foul drainage infrastructure. Current pipework is small bore but the development area is relatively small and may not be able to connect by gravity to the local network. If a pumped connection is required then area for a pumping station plus a clearance distance from pump station of 15m minimum would be required to any dwelling, thus reducing developable area.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
The relevant water utilities company has identified that there is water supply capacity from the local distribution mains; and foul water capacity in the local sewers. There may be a need to cross third party land to access public foul drainage systems. In respect of drainage flows, although the site is in Flood Zone 1 and does not have any surface water flood risk, flows would head west and may increase known surface water flood risk on land adjoining (site 1032) which in turn may need offsite	

works to resolve. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects would be moderate adverse given that mitigation measures associated with the River Avon SAC could be problematic to achieve.

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 situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent A36 trunk road is likely to be a source of noise and possible air pollution for this site. A suitable and sufficient assessment of the impact of road traffic noise would need to be carried out and attenuation measures included in the design. This is likely to result in a reduced developable area of the site.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the	

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

town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments given the site's proximity to the A36, which could reduce the developable area of the site. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

and on balance this site is considered to have a minor adverse impact in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. However, any storm/surface water flows would head west and may increase surface water flood risk on land adjoining (site 1032) which may need offsite works to resolve.
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?	Although the site is in Flood Zone 1 and does not have any surface water flood risk, storm flows would head west and may increase surface water flood risk on land adjoining (site 1032) which may need off-site works to resolve. In addition, any proposals for conventional soakaways on sites in Warminster will require additional ground investigations prior to any planning permission being granted. This is because Warminster has a mix of soils and therefore soakaways are unlikely to be effective in some areas. However, surface water attenuation measures would nonetheless, need to be accommodated. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to	The site is in Flood Zone 1, albeit surface water flows from the site could affect land to the west (site 1032). Any development

people and property (new and existing development)?	of this site or site 1032 would need to be carefully designed to take into consideration any future surface water flooding risk. Notwithstanding the site area, a Flood Risk Assessment (FRA) may be required to support any future planning application.
5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy/FRA.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located in Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site, which would require appropriate mitigation. A FRA and drainage strategy should be undertaken to support any future planning application and should be informed by additional ground investigations given that Warminster has a mix of soils which could make soakaways ineffective in some areas. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. On balance the effects are considered to be moderate adverse on this objective given the implications for adjacent land which could be problematic to mitigate.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, therefore it is recommended that any proposed development must be subject to archaeological assessment as part of any future planning application. The historic landscape sensitivity of the site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings

historical buildings and buildings of significant local interest, where appropriate?	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 site is some distance from the Warminster Conservation Area. However, in accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from the Conservation Area, listed buildings and scheduled monuments. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue in relation to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.	
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?	In terms of landscape character the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the

	largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties. This may be possible to mitigate to some degree by additional planting. Additional green infrastructure buffers would be required to the adjoining woodland and boundary hedges.
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 and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins a PROW and there may be opportunities to improve this part of the network.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ² ?	The site is approximately 700m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The A36 and associated strong boundary screening means that views to and from the AONB are unlikely to be affected by development in this location. Development of this site would avoid pressure to develop in areas with landscape designations.
5. Protect rights of way, open space and common land?	The site is adjoined on its northern edge through Public Right of Way (PROW) WARM60. The right of way would need to be retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW.

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

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green infrastructure buffers. The PROW would need to be retained through any development of the site and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would be unlikely to make any contribution towards the 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 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?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs

	during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
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 boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for approximately 11 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply although because of its size, few if none would be affordable houses. The effects are considered to be minor positive against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
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 adjoins a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 2km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to

most deprived areas?	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 Warminster 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. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Sambourne Primary School is on a restricted site and cannot be expanded but could potentially take the limited number of pupil that would arise from this site. There are other primary schools in the town which are capable of expansion within 2 miles of the site. In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.
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 site adjoins a market town and therefore would not contribute to rural isolation. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school is on a restricted site and cannot be expanded; there may be some capacity to accommodate any pupils from this site given its scale. However, if not there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education needs would problematic to mitigate since it is reliant upon other developments delivering a new site. In the light of the issues surrounding secondary education, overall it is considered that the likely effects would be moderate 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	There is scope to extend footpath provision through site design to connect to the existing PRoW network. Pedestrian access could be achieved from Bradley Road or from the adjoining SHLAA site, and a connection could be made to the PROW which

developer contributions and site design?	runs adjacent to the site. Bradley Road is largely served by pedestrian walkways leading to the town, although there is a short stretch to the north of Bradley Close where there is no pavement.
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 adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The site adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. Some future residents may make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective would be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.

Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects are considered to be minor positive on this objective.</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?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall it is considered that allocation of this site would largely meet the aim of SA Objective 12 having a minor beneficial effect.</p>	

Site 603 - Land east of The Dene, Warminster

Site context	
Site size: 10.86ha Site capacity: approximately 164 dwellings	
The site is situated on the eastern edge of Warminster, on land north of Boreham Road. The site is pastoral, and comprised of two flat fields which are open with hedgerow and trees at most of the boundaries. There are some agricultural related structures on the north east part of the site. The site predominantly adjoins residential development on its west side, playing pitches and arable land on its north side, and Bishopstrow House Hotel on its east side. There is a PROW which crosses the north west part of the site which has limited screening, and a PROW flanking the northern boundary.	
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 comprises arable fields bordered by hedgerows with trees, scrub and small areas of grassland. The River Wylfe (part of the River Avon SAC) lies to the south of the site, to the south of Boreham Road. Development of the site would need to retain and enhance perimeter hedgerows, and new hedgerows planted to restore connectivity around and through the site as a form of mitigation. Buffers would need to be retained alongside hedgerows with species-rich grassland, and maintained in the public realm. Existing buildings around the site are potential bat roosts and would need to be assessed. Trees at the north eastern boundary provide a wildlife corridor and should be retained and protected. This wildlife corridor and other trees and hedgerows are likely to be used by commuting and foraging bats from nearby (potential) roosts (e.g. adjacent residential properties, farm buildings, Bishopstrow Hotel to the east and St Georges School to the west). Ecological assessment would be required to be undertaken in support of any development proposals so as to inform mitigation, compensation and enhancement measures. Mitigation to offset the effects of the issues identified appears to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylfe, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Council Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its

development resulting in a net gain?	conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also within 1km of a number of County Wildlife Sites, the closest being approximately 450m from the site (Smallbrook Meadows). Due to the distance between the site and the CWSs, there is unlikely to be an effect on these designations.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the public right of way network that crosses and adjoins the site, and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins UK BAP Priority (hedgerow) which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council	Not applicable – the site does not fall within one of the Council’s current guidance areas.

guidance to maintain SAC integrity in relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>The site comprises arable fields bordered by hedgerows with trees, scrub and small areas of grassland. Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p> <p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
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 market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. It may be possible to provide pedestrian linkages to the local PROW network. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route). There are a number of conservation/heritage constraints on this site. The development of the site would be capable of delivering appropriate housing densities having regard to the conservation/heritage considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield, with a small number of outbuildings associated with agricultural related uses on the north east part of the site. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b. Development in this location would result in the permanent loss of best and most versatile land.
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 comprises greenfield land not previously developed land. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route. The site would involve the permanent loss of BMV land which would be problematic to mitigate given the location of the 3b land and its relationship with the settlement edge. Overall it is considered that the effects on this objective would be moderate adverse.</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 planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. A capacity appraisal would be needed to confirm the scope of network reinforcement to serve any subsequent development proposal. In relation to sewerage, foul water flows to Boreham Road SPS and capacity appraisal would be needed to confirm the scope of any necessary network reinforcement to serve development proposals. There are no public surface water systems at this location, and surface water flows to the

	watercourse.
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.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	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 to control the risk of surface water flooding from impermeable surfaces. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Foul drainage capacity may be an issue in this location and hence would need to be investigated through any subsequent planning application process. The area is served by a pumping station on the south side of the road. There may be a need for offsite improvements. There are also records of complaints of surface water flooding in the area of Grange Road, which is likely to be an issue for this site and would need detailed investigation as part of any planning application. Storm water disposal is also likely to be an issue, as conventional soakaways are unlikely to be effective in this location. A connection to the main river to the south may be possible but would require access over third party land.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
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?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.
Assessment outcome (on balance) - -	

SUMMARY OF SA OBJECTIVE 3

A capacity appraisal of water supply would be needed to confirm the scope of network reinforcement to serve development proposals. In relation to sewerage, foul water flows to Boreham Road SPS and capacity appraisal would be needed to confirm the scope of any necessary network reinforcement to serve development proposals. Any such appraisal work would need to be tailored to the number of homes proposed on the site. Foul drainage capacity may be an issue in this location. There are also records of complaints of surface water flooding in the area of Grange Road, which is likely to be an issue for this site and would need detailed investigation as part of any planning application. Storm water disposal is also likely to be an issue as soakaways will not work in this location. A connection to the main river to the south may be possible but would require access over third party land. There may be significant additional infrastructure works required to bring this site or part of it forward, which would need to be determined through further appraisal work. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the River Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve.

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 situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</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</p>

particulates?	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 ³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term)	

³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality assessments which should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions 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.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>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.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>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.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>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.</p>
<p>Assessment outcome (on balance) -</p>	
<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 and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site falls entirely within Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that conventional soakaways are unlikely to work effectively in this location.
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?	The site falls entirely within Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that soakaways are unlikely to work in this location. Ground investigations would be required to assess this. Storm water drainage to the River Wylye to the south may also be an issue due to levels, and there may be a need to look at surface attenuation methods which would reduce developable area. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located entirely 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 an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that soakaways are unlikely to work in this location. In accordance with the NPPF, any proposals for development should be informed by a site specific flood risk assessment.

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 in Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be investigated and resolved through any subsequent planning application process and informed by a Flood Risk Assessment. Due to the size of the site it is likely that the parts of the site that are vulnerable to surface water flooding could remain undeveloped, or that suitable mitigation could be achieved. Conventional soakaways are unlikely to work effectively in this part of the site, and ground investigations would be required to support and subsequent planning application. Storm water drainage to the River Wylye to the south may also be an issue due to levels, and there may be a need to look at surface attenuation methods which would reduce developable area. Overall it is that the effects on this objective are minor adverse.</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 adjoins the Bishopstrow Conservation Area on its east and south sides, and there are also a number of Listed Buildings within close proximity to the site, including the Grade II Listed Bishopstrow House Hotel to the east. There are also a number of Scheduled Monuments to the south and east of the site, including the motte and double ringwork at Bishopstrow Farm; a long barrow, and a number of bowl barrows. The site is also approx. 750m from Battlesbury Camp. Development of the site may affect the setting to these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspect would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'medium/high', on account of the archaeological features that appear on the Historic Environment Record. Archaeological deposits have been found on land to the north of the site and there is potential for the site to contain further deposits. An archaeological assessment would be required at an early stage prior to the any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a '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 aside from some agricultural structures 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 site forms a substantial part of the rural setting that contributes to the significance of the Bishopstrow Conservation Area. There are no management objectives for this conservation area and no detailed appraisal. However a near continuous wall along the north side of Boreham Road is a local feature linking the town and Bishopstrow House Hotel (Grade II Listed) and is a characteristic of the adjoining Conservation Area. It is a distinctive feature of the approach to the town and creating a new access for development of the site may therefore be harmful and problematic to mitigate. A Heritage Impact Assessment would be required.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>The site adjoins the Bishopstrow Conservation Area on its east and south sides, and there are also a number of Listed Buildings within proximity to the site, including the Grade II Listed Bishopstrow House Hotel to the east. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the character of the approach to the town along Boreham Road which is a particular local feature. Overall it is considered that the effects on this objective would be moderate adverse and mitigation would be problematic.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site comprises a number of fields which are open in character with limited boundary screening. The site is a strong visual setting for this part of Warminster, and there are issues that development would erode the gap

	between Warminster and Bishopstrow. A substantial buffer would be required to Bishopstrow House, with only western parts of the site capable of delivering development without likely significant effects on the landscape setting on this part of the town. The level of effect of development would depend on design and employment of appropriate mitigation such as the retention and addition of hedgerows and mature vegetation where possible, and to what degree the site was developed.
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 and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site contains and adjoins public footpaths WARM40 and WARM41 and there is potential to connect to and improve this network.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁴ ?	The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB, and there is unlikely to be an effect on the designation. There are no other landscape designations within this site, although a Special Landscape Area is located on land to the south.
5. Protect rights of way, open space and common land?	The site contains and adjoins public footpaths WARM40 and WARM41 and there is potential to connect to and improve this network. These rights of way would need to be retained through any future development of the site. In particular WARM40

⁴ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

	which cuts through the site would require an appropriate buffer.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site comprises a number of fields which are open in character with limited boundary screening. The site is a strong visual setting for this part of Warminster, and there are issues that development would erode the gap between Warminster and Bishopstrow. A substantial buffer would be required to Bishopstrow House, with only western parts of the site capable of delivering development without likely significant effects on the landscape setting on this part of the town. The level of effect of development would depend on design and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible, and to what degree the site was developed. The site contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced through any future development of the site. Given the size of the site, a degree of mitigation or reduction in developable area to address landscape impacts is likely to be achievable, although the development area may be limited to the western parts of the site. With regard to SA Objective 7 the effects are judged to be minor adverse.</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	
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 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?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
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 boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) ++	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 163 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the would contribute towards Wiltshire's housing supply as well as boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be moderate positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.

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 adjoins and contains part of a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 2.4km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.
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 Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is 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 ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Johns CE Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	

<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school can be expanded on its existing site through mitigation to support additional pupil demand. This site is 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 (“Warminster East – Boreham”). In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town. Development of this site is likely to provide opportunities to address deprivation experienced in this area through housing provision, short-term construction jobs and a larger workforce for local businesses. In the light of the issues surrounding secondary education, the development would result in a moderate adverse effect.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There is scope to extend footpath provision through site design to connect to the existing PRow network. It may be possible to provide pedestrian linkages to the local PRow network. Boreham Road and The Dene have pavement walkways suitable for pedestrian access.</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>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few shops and other facilities available nearby, although there are primary and seconds schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. It may be possible to provide pedestrian linkages to the local PRow network.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 10</p>	
<p>The site is in an edge of town location, and there are few shops and other facilities available nearby, although there are primary and seconds schools close to the site.</p>	

<p>The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Future residents are still likely to rely on the private vehicle to access services and facilities from this location. It may be possible to provide pedestrian linkages to the local PROW network. Development in this location provides for reasonable accessibility to a range of services and facilities, and there is scope that some future residents will be able to make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective are minor 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>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</p>
<p>2. Support the rural economy?</p>	<p>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</p>
<p>Assessment outcome (on balance) +</p>	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. The site is a large site and the effects on this objective are considered to be moderate positive.</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</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</p>
<p>2. Provide a focus for development in</p>	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located</p>

Salisbury and Trowbridge?	at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered minor positive.	

Site 793 - Westbury Road, Warminster

Site context	
Site size: 1.86ha Site capacity: approximately 45 dwellings	
The site is situated on the northern edge of Warminster, on land north of Westbury Road. The site is on high ground which slopes upward toward the north east where it meets an area of mature woodland separating the site from the West Wiltshire Golf Course beyond. There is some limited boundary screening along Westbury Road. A PROW adjoins the north west edge of the site. The site is close to a bus stop on Westbury Road.	
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 appears to be agriculturally improved grassland, which tends to be of low ecological value. This would need to be confirmed through ecological survey. The site is surrounded by woodland to the north, northeast and northwest (subject of a TPO), which is a significant wildlife corridor on the embankment to the West Wiltshire Golf Course. The southern boundary between the site and Westbury Road is a protected roadside verge (County Wildlife Site) WCC 2-18. Access across the protected verge would need to aim to avoid the most ecologically sensitive part i.e. where the best botanical assemblage is. Mitigation could be achieved within the site. The hedgerow through the centre of the site would also need to be retained as much as possible and lighting from development restricted to minimise impacts on the adjacent woodland and hedgerow habitats. There are lime kilns present within the adjacent woodland, which could be used by roosting bats. The adjacent woodland wildlife corridor is also likely to be well-used by foraging and commuting bats, and other protected species including badgers. An ecological assessment would be required in support of any planning application to determine the likely effects

	and any mitigation strategies that may be required.
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?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylde, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also approx. 70m at its closest point to Arn Hill Down County Wildlife Site, and due to the proximity to this designation there is potential for significant effects from development of this site. Possible mitigation would need to be a consideration in any future planning applications for the site. The site is also approx. 500m from Cop Heap County Wildlife Site; and approx. 1km from Coldharbour Meadows County Wildlife Site. Due to the distance between the site and these designations there is unlikely to be an effect.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins woodland/hedgerow UK BAP priority habitat, which would need to be protected in any development of the site.
7. Consider the findings of the HRA in	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon

site selection and design?	SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	A Regionally Important Geological Site is situated approx. 150m from the site, within the Arn Hill Down County Wildlife Site. It is unlikely that there would be any effects on this designation as a result of development on this site.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
Mitigation to offset the potential effects of development on local ecological features may be possible, which would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. The southern boundary is a protected roadside verge (County Wildlife Site) WCC 2-18, and any losses resulting from the provision of access to Westbury Road would need to be mitigated onsite. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, within a moderately accessible distance to the services and facilities

local facilities, public transport links and key infrastructure?	in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. The site slopes, and rises on high ground which occupies a prominent position in the landscape. The site is also close to/adjoining areas of ecological interest which are likely to require buffers that would reduce the developable area of the site. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	

<p>The site comprises greenfield land not previously developed but does adjoin a market town which benefits from a range of facilities and services within a moderately accessible distance from the site. The agricultural land quality of the site can only be assumed at this stage to be BMV as a precautionary approach. On balance, it is considered that the effects on this objective would be minor adverse.</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 planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is a trunk water main through the site to the south. Therefore significant new connections would need to be provided to support development. This would require agreement(s) to be reached to secure the necessary statutory easement(s). Development may only be possible on the north of the site. There are no local sewers to connect to.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. The site is in Flood Zone 1 and not at risk of fluvial flooding. There is a water course on the north side of wood (to north of site) which “disappears” into the ground. The site is on the edge of the chalk escarpment thus likely potential for soakaway use.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site falls within Source Protection Zone 2, and consultation with the Environment Agency will be required to assess the likely effects at any subsequent planning application stage.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.</p>

<p>on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>There is a trunk water main through the site to the south therefore significant new connections would need to be provided to support development. This would require agreement(s) to be reached to secure the necessary statutory easement(s). There are no local sewers to connect to. The site is in Flood Zone 1 and not at risk of surface water flooding. There is a water course on the north side of wood (to north of site) which “disappears” into the ground. The site is on the edge of the chalk escarpment thus likely potential for soakaway use. The topography of site would limit the amount of development within the site. The presence of a trunk main through part of the site would significantly limit the developable area of the site. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward to any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be moderate adverse since mitigation could be problematic to achieve.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</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. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent Bath Road is close to the site and there may be potential noise implications. A road traffic noise assessment would be required in support of any future housing development proposals on the site.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	

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

<p>Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services. The site is located on the periphery of Warminster, and development is likely to increase local commuter traffic, which may impact on local air quality. The site is within a moderately accessible distance from the services and facilities within the town centre. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments prepared in support of any planning applications. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions 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.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>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.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>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.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>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.</p>
<p>Assessment outcome (on balance) -</p>	
<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</p>	

<p>strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<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 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1 and 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 is on the edge of the chalk escarpment and thus there is likely potential for the use of conventional soakaway. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council’s Ground water 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. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more.
5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located within Flood Zone 1 and 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 is on the edge of the chalk escarpment and thus there is likely potential for conventional soakaway use. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The Warminster Conservation Area is a considerable distance from the site and separated by existing development. Therefore it is unlikely that there would be an effect on its significance. There are no Listed Buildings in the vicinity of the site that would be affected by development in this location. Development in this location is unlikely to result in any effect on the setting of Scheduled Monuments in the wider vicinity (bowl barrow on Arn Hill Down, approx. 450m away; and bowl barrow at Cop Heap, approx. 650m away).
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, and therefore it is recommended that an archaeological assessment takes place as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'post medieval fields which enclose a former area of 'downland', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is located within a Special Landscape Area (saved policy C3). The site occupies a prominent position which is a sloped site adjoining Westbury Road, on the slopes of Arn Down which is a distinctive landmark

	<p>defining this edge of the town of Warminster. Adverse effects on the views of the grassland slope and wooded hill beyond are unlikely to be possible to mitigate through landscaping screening due to the character and topography of the site. There is no existing residential development on this slope and development here would represent a visible encroachment on to the slope. There is limited tree planting screening on the south west boundary adjoining Westbury Road, and the northern boundary is defined by a significant area of woodland, which forms the wooded (TPO) at Arn Hill Down. Due to the sloped topography which rises away from the road it is likely that development of this site would result in a significant impact to the landscape character of this part of Warminster. Development is likely to affect the setting of nearby residences on Westbury Road, and views from further afield would also be affected. The site is sloping and highly visible on rising ground.</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 and retention of the 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>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins public rights of way WARM26, WARM24 and WARM16, and there may be scope to increase connectivity of the rights of way network.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is separated from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and there would not be an effect on this landscape designation. The site is sloped and highly visible on rising ground in the</p>

objectives, in particular for the three local AONBs ⁶ ?	Special Landscape Area as well as being adjacent to the wooded (TPO) slopes of Arn Hill Down.
5. Protect rights of way, open space and common land?	The site adjoins public rights of way WARM26, WARM24 and WARM16, and there may be scope to increase connectivity of the rights of way network.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site occupies a prominent position which is a sloped site adjoining Westbury Road, and is bounded by a significant area of woodland, which forms the wooded (TPO) slopes of Arn Hill Down. Due to the sloped topography development of this site would be likely to result in highly visible and significant impact to the landscape character of this part of Warminster. The site is adjoined by three public rights of way, which would need to be protected, but there may be scope to improve connectivity through this site. On account of the site's prominence, its sloped topography, and the immediate proximity of protected woodland, the effects of developing this site are judged to be major adverse and mitigation is unlikely to be possible.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

⁶ Cotswold AONB, Cranborne Chase and West Wiltshire Downs 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 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 boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
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 boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more 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). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this	

objective are considered to be minor positive.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to and/or improvement to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 850m from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.
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 Warminster 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. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.

8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Avenue Primary School has places available or expansion potential.</p> <p>In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town and therefore would not contribute to rural isolation. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has capacity and can be expanded. However, if not there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site.</p> <p>In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</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 scope to extend footpath provision through site design. The site is well located to allow for linkages to the existing pedestrian/cycle network, albeit there is not a pavement walkway on this side of Westbury Road and a crossing point would need to be provided.
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 adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the periphery of the settlement and there are few facilities located near to site, but the town centre is only 1km away. There are no shops, education, health care or other services located within 800m of the site. The nearest bus stops are at Westbury Road, close to the north west corner of the site. These bus stops serve the 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. The site is located over 2km from the rail station and whilst within a

	reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the periphery of the settlement and there are few facilities located near to site, but the town centre is only 1km away. There are no shops, education, health care or other services located within 800m of the site. The nearest bus stops are at Westbury Road, close to the north west corner of the site. These bus stops serve the 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents may still rely on the private vehicle to access services and facilities. The site is well located to allow for linkages to the existing pedestrian/cycle network, although a crossing point to access the pavement on the other side of Westbury Road would be required. Future residents could utilise sustainable transport options or choose to walk or cycle into the town from this location. The effects on this objective are considered to be minor adverse.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses	

and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.	

Site 1032 - Bore Hill Farm, Warminster

Site context
Site size: 5.23ha Site capacity: approximately 69 dwellings
The site comprises a broadly triangular area of land on the southern edge of Warminster, situated between the A36 Warminster bypass, Deverill Road and residential development at Ludlow Close. The site is located to the south east of SHLAA site 302. The site contains an operational bio-digester facility on the southernmost part of the site with a landscape ridge/bund surrounding it which largely obscures it from view when observed from the PROW running along the north edge of the site. The topography of the site is gently sloped forming a valley landscape formation. The site has strong boundary screening to the A36, although as a result of the proximity to this road there are audible levels of noise. The site is well contained in the landscape. Visual impacts of development may be perceived from the adjoining properties at Ludlow Close and Bradley Close and from the PROW (WARM60) which runs along the north boundary. There is an existing access to the site from Deverill Road, via Bore Hill Farm.
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 woodland buffer to the main road along the southern boundary and in the south eastern corner of the site should be protected and retained as a valuable wildlife corridor for commuting/foraging bats, badgers, nesting birds and other species. There are some mature trees on the northern (including a TPO) and north eastern boundaries which should be retained. Trees and farm buildings within the site have potential for roosting bats. The grassland on this site appears to be agriculturally improved. An ecological assessment of the site would be required to inform mitigation, compensation and enhancement measures. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshir Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site close to areas of deciduous woodland (plantation) UK BAP priority habitat,

species?	which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of any required ecological buffers, buffers to the adjoining PROW and any required buffers mitigate the proximity to the A36 and bio-digester plant. Furthermore the topography of the site is sloped. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining development.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The northern part of the site is greenfield. The southern part of the site contains the Bore Hill bio-digester plant which is in operation and it is not anticipated that this part of the site would be available for redevelopment. Land to the north of the bio-digester contains agricultural buildings associated with Bore Hill Farm and groundworks associated with permitted commercial development.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The northern part of the site is greenfield land, and it is considered unlikely that remediation measures would be required in order to facilitate development. The southern part of the site contains Bore Hill Farm bio-digester which would likely require land remediation if this were to be redeveloped. However, as the bio-digester is operational it is not anticipated that this part of the site would be available for development.</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 the undeveloped part of the site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site is made up of Grade 2 and 3b Agricultural Land although the loss of some Grade 2 has already been permitted through commercial development and the bio-digester on the site. The remaining northern half of the site comprises predominantly Grade 2 BMV. In the absence of any evidence suggesting that agricultural use of this part of the site has been sterilised as a consequence of permitted development or how non BMV land could solely be developed, a precautionary approach is adopted. Therefore the loss of Grade 2 BMV would be permanent and mitigation problematic</p>
<p>7. Ensure that the allocation of sites considers the areas designated for</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</p>

sustainable waste management and of existing or future mineral working potential?	safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
<p>The northern part of the site is greenfield land whilst the southern part of the site contains the Bore Hill bio-digester plant which is in operation and it is not anticipated that this part of the site would be available for redevelopment. Land to the north of the bio-digester which contains agricultural buildings associated with Bore Hill Farm which also benefits from planning permission for commercial development with some ground work having been carried out. Development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of any easements and/or constraints such as ecological buffers, buffers to the adjoining PROW, the A36 and bio-digester plant. The site also has sloped topography which may further limit development density.</p> <p>The northern half of the site is partly Grade 2 BMV land and development would result in the permanent loss of best and most versatile agricultural land. Given that it is not clear how the part of the site that is not BMV agricultural land could be developed without development on the BMV land, it is likely that at least some loss of BMV land would occur.</p> <p>On the balance of evidence available, it is considered that the site would result in moderate adverse effects against this objective since mitigation would be problematic.</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 be capable of positively responding to the predicted effects of climate change. There is an offsite connecting main to an agreed point of connection. In relation to sewerage, the site is within the Warminster STW catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided.
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.
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.

<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<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 SuDS to control the risk of surface water flooding from impermeable surfaces. Wiltshire Council's Groundwater Strategy would need to be considered alongside and CIRIA Guidance Part E, Chapter 25. The site has already been partially permitted with the anaerobic-digester and commercial units with foul pumping station and main to reach public foul sewer. Any development of the site would also need to consider the possible use of a pumping station to reach public sewer, which would then need to include space in site plus 15m clear zone all around it free from dwellings. The site is in Flood Zone 1 but there is an area within the site which is identified as being at risk from surface water flooding, which would need to be addressed if the site was to be developed, and which might also require off-site works. The fall of the land is to the east towards the River Wylye, and there is a possible need for attenuation measures to be provided which would reduce the available site area for development.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>There is an off-site connecting main to an agreed point of connection. In relation to sewerage, the site is within the Warminster STW catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. The site has also been identified at risk from surface water flooding which would be required to be addressed as part of any future development and may involve off-site works. Due to the relationship of the site with the Hampshire Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the Hampshire Avon SAC could be problematic to achieve.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	

Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent A36 trunk road is likely to be a source of noise and possible air pollution for this site, and there may be potential for impacts from the bio-digester within the site. Housing should not be built up to the boundary with the bio digester due to the likely impacts of noise and odour. There are frequent deliveries of fuel to the plant and there will be noise and occasional fugitive emissions associated with deliveries. There will also be noise associated with permanent plant on the site. The impacts on amenity for residential properties nearby are likely to be similar to that of living in close proximity to a working farm, and therefore a suitable distance should be left between a farm and residential properties to reduce the impacts. With regards to road traffic noise, a suitable and sufficient assessment of the road traffic noise should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.
3. Mitigate the impacts from uses that	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local

generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term)	

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

<p>due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments given the relationship of the site to the A36, bio-digester plant, commercial development and working farm which could reduce the developable area of the site. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions 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.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>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.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>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.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>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.</p>
<p>Assessment outcome (on balance) -</p>	
<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 and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. There is an area within the site at risk from surface water flooding which would need to be resolved through any subsequent planning application if the site taken forward and be developed.
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?	Although the site is in Flood Zone 1, there is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. In addition, any proposals for soakaways on sites in Warminster will require additional ground investigations prior to any planning permissions being granted. This is because Warminster has a mix of soils and therefore conventional soakaways are unlikely to be effective in some areas. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	Although the site is in Flood Zone 1, there is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. Any development of this site would need to be carefully designed to take into consideration any future surface water flooding risk. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more; or in any areas within Flood Zone 1 which have critical drainage problems.

5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy/FRA.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. There is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. A FRA and drainage strategy should be undertaken to support any future planning application and should be informed by additional ground investigations given that Warminster has a mix of soils which could make soakaways ineffective in some areas. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</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 separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to its setting or significance. Development in this location would be unlikely to impact upon the settings of any listed buildings, with the nearest being Grade II Listed Butlers Coombe Farmhouse which is well screened by planting along Deverill Road. There are no Scheduled Monuments within or adjacent to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, therefore it is recommended that an archaeological assessment is undertaken as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings of historical significance, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character	The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation. However, in

and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.	
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?	In terms of landscape character the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is reasonably well contained and while development may have an impact on nearby residences, there is scope to introduce additional landscaping to minimise effects. Additional planting would be required to protect green corridors along the PROW to the north of the site, and along Deverill Road.

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 and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins a PROW and there may be opportunities to improve this part of the network, and to create new links.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁸ ?	The site is approximately 450m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The A36 and associated strong boundary screening means that views to and from the AONB are unlikely to be affected by development in this location. Development of this site would avoid pressure to develop in areas with landscape designations.
5. Protect rights of way, open space and common land?	The site is adjoined on its northern edge by Public Right of Way WARM60. The right of way would need to be retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	

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

The site is formed of a roughly triangular area of land on the southern edge of Warminster, between the A36 Warminster bypass, Deverill Road and the residential edge of the settlement. The southern part of the site has been developed with the Bore Hill bio-digester plant which is obscured by a bund which encircles it. The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green infrastructure buffers. The PROW would need to be retained through any development of the site and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	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 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?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.

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 boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 60 residential units (though this may be reduced through the mitigation set out in this assessment).</p> <p>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. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. The effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 1.8km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.9km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.
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 Warminster 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. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Sambourne primary school is on a restricted site and cannot be expanded but could potentially take the limited number of pupil that would arise from this site. There are other primary schools in the town which are capable of expansion within 2 miles of the site. In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town which benefits from a good range of services, facilities, employment opportunities and a railway station. Albeit these are more likely to be accessed by private car given the lack of peak time bus services currently available. The site is within the catchment area of Smallbrook Surgery and The Avenue Surgery. Both surgeries currently have capacity issues which would need to be mitigated by any development in order to accommodate patient demand arising from the housing on the site. The local primary school is on a restricted site and cannot be expanded. However, there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education would problematic to mitigate since it is reliant upon other developments delivering a new site.</p> <p>In the light of the issues surrounding secondary education, the development would result in a minor adverse effect on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of	There is scope to extend footpath provision through site design to connect to the existing PRoW network. Pedestrian access could be achieved from Deverill Road where there is pavement access. Pedestrian access could also be facilitated to the

developer contributions and site design?	adjoining PROW and through the adjoining site 302 to Bradley Road.
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 adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. The town centre is approx. 1km distance whilst the rail station is approx. 2km from the site both are within a reasonable cycling distance, but not a reasonable walking distance. Accordingly, future residents are likely to rely upon private vehicles from this location. Some future residents may make sustainable choices about their mode of travel. Overall minor adverse impacts are envisaged on this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.

Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	<p>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster. The site includes land which is currently in use as a bio-digester plant and subject to extant permission for commercial development. Redevelopment of the entirety of this site for housing would result in a loss of employment land which would reduce employment opportunities at Warminster and could result in more out-commuting as a result. It is considered that redevelopment of the entirety of this site for housing without adequate justification for the reduction in local employment opportunities would be contrary to the aims of the Core Strategy (e.g. Core Policy 35). Accordingly, it is not considered that redevelopment of this part of the site would be appropriate, and any development for housing would need to take place on other parts of the site. Given the size of the site, this would appear to be achievable.</p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</p>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. The site includes land which is currently in use as a bio-digester plant and subject to extant permission for commercial development. Redevelopment of the entirety of this site for housing would result in a loss of employment land which would reduce employment opportunities at Warminster and could result in more</p>	

out-commuting as a result. It is considered that redevelopment of the entirety of this site for housing without adequate justification for the reduction in local employment opportunities would be contrary to the aims of the Core Strategy (e.g. Core Policy 35). Accordingly, it is not considered that redevelopment of this part of the site would be appropriate, and any development for housing would need to take place on other parts of the site. Given the size of the site, this would appear to be achievable. Overall the effects on this objective are considered to be minor positive.

Site 3242 - Land adjacent to Fanshaw Way, Warminster

Site context	
Site size: 1.20ha Site capacity: approximately 29 dwellings	
The site is situated on the southern central edge of Warminster, on land off of Fanshaw Way. The site has sloped topography with the lowest point being at the connection to Fanshaw Way. Land rises towards the south, where the site adjoins residential development at Ashley Coombe. The site is open grassland with sporadic trees, hedgerows and fencing at the boundaries. There is a public right of way along the south east edge of the site. There is also a footpath (not marked as a PROW) along the northern edge, which connects Fanshaw Way to the field adjoining the site and Ashley Coombe. There is a field access to the site from Fanshaw Way.	
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 is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC, and there may be adverse effects. The majority of the site appears to comprise agriculturally improved / semi-improved grassland (which would need to be assessed to confirm if habitats are present), with a partial hedgerow (remnant field boundary) on the eastern side. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation. An ecological assessment would be required in support of any planning application to determine the likely effects and any mitigation strategies that may be required.
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	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant

biodiversity features within new development resulting in a net gain?	influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also approx. 350m from Smallbrook Meadows County Wildlife Site and Local Nature Reserve and approx. 650m from Eastleigh Farm Meadow County Wildlife Site. Due to the distance between the site and the CWSs, there is unlikely to be an effect on these designations.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site does not contain any UK BAP Priority Habitat, although there are some hedgerows at the boundaries which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The site is approximately 950m from Eastleigh Woods Ancient Woodland. Due to the long distance there is unlikely to be an effect.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Mitigation to offset the potential effects of development on local ecological features may be possible, which would need to be determined by ecological assessment in support of a planning application. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
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 market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, a moderate distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit there the developable part of the site would need to be reduced to take account of any required ecological buffers, buffers to the PROW that passes through the site. The topography of the site is sloped. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land

	for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The majority of the site is Grade 1 Agricultural Land, with a small area Grade 3b. Development in this location would result in the permanent loss of best and most versatile land which would be problematic to mitigate.
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	
<p>The site comprises greenfield land not previously developed but is located on the edge of Warminster (a market town), a moderate distance from the services and facilities in the town centre. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of the topography of the land, any required ecological buffers as well as buffers to the PROWs that pass through/adjacent to the site. The site is predominantly classified as Grade 1 BMV Agricultural Land. On balance moderate adverse effects are envisaged against this objective and mitigation would be problematic to address.</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 planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is a rising water main and main sewer on the site which would require statutory easement if needed to be moved. Access to a local connecting sewer would appear to be possible. The public foul sewer and storm sewer crossing the site from the existing Ashley development and another from Fanshaw Way. Easements would likely have the effect of reducing the developable area of the site. There is no right of connection to this

	highway drainage system and thus the site could not use this pipe for storm water disposal, which is unlikely to have any spare 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.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. Whilst the site is in Flood Zone 1 and not itself at risk from surface water flooding, outfall flows would go to the main river which does have issues across the marsh. Any new connection construction works within 8m of the main river would require formal approval from the Environment Agency. The flow rates to the watercourse would require Lead Local Flood Authority agreement, and planning policy calls for 20% reduction in flow rate, while government guidance calls for no increase to over greenfield rates. The area exhibits a lack of suitability for conventional soakaway systems for managing storm water. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path. There would be a need to provide onsite storage of storm flows to ensure no increase in off-site flood risk.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
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?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

The site is affected by a rising water main and main sewer on the site which would require securing statutory easements in order to move. There is a public foul sewer and storm sewer crossing the site from the existing Ashley development and another from Fanshaw Way. Further easements would be required over such infrastructure, which would reduce the developable area of the site. Adjacent to the foul sewer crossing the site from Ashley is a highway drain, and land would also need to be set aside over and near this infrastructure, which would reduce the developable capacity of the site. Storm water flows would go to the main river which does have flooding issues across the marsh. Works within 8m of the main river would require formal approval from the Environment Agency and the flow rates to the watercourse would require Lead Local Flood Authority agreement. Storm water disposal appears problematic and there would be a need to provide onsite storage of storm flows to ensure no increase in offsite flood risk. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given mitigation appears problematic.

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 situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</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. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. However, the site largely falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location for housing.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 4 Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the	

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

town centre and associated services. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy based on air quality assessments prepared in support of any planning applications.

However, the site falls within an identified exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site. Accordingly, residential development which is sensitive to odour pollution within this zone is not permitted. Consequently, the effects are considered to be major adverse and mitigation insurmountable.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

and on balance this site is considered to have a minor adverse impact in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	Whilst the site is in Flood Zone 1 and not itself at risk from surface water flooding its flows would go to the main river which does have issues across the marsh. Any new connection construction works within 8m of the main river would require formal approval from the Environment Agency. The flow rates to the watercourse would require Lead Local Flood Authority agreement, and planning policy calls for 20% reduction in flow rate, while government guidance calls for no increase to over greenfield rates.
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?	The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although its flows would go to the main river which does have issues across the marsh. The area exhibits a lack of suitability for infiltration to ground as a storm water disposal method. However, alternative measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path.
4. Minimise the risk of flooding to people and property (new and existing)	The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental

development)?	effect on this flow path. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more; or in any areas within Flood Zone 1 which have critical drainage problems.
5. Protect and enhance the natural function of floodplains?	<p>The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although it is located close to the river and areas of flood zone surrounding it (approx. 20m distance). Flows from this site would enter the water course which may have impacts across the marsh. A Flood Risk Assessment would be required in support of any application on the site.</p> <p>In addition, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although its flows would go to the main river which does have issues across the marsh. The area exhibits a lack of suitability for conventional infiltration to ground as a storm water disposal method. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path. The site is approximately 20m from the river and associated flood plain, and an FRA would be required to support any future applications on the site. In addition there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings. There are no Scheduled Monuments close to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, and therefore it is recommended that an archaeological assessment is undertaken as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as

	'post medieval fields', which is a '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?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	In terms of landscape character the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character

countryside?	Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. There is little in the way of screening surrounding the site, and additional screening would be required to reduce the landscape impact of the development (e.g. in respect of the nearby residential properties and the adjoining PROWs). The topography of the site is sloped, and development on the higher slopes has the potential to be more prominent in the landscape.
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 and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site contains a PROW and there may be opportunities to improve this part of the network.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁰ ?	The site is approximately 800m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). It is unlikely that there would be an effect on the designation.
5. Protect rights of way, open space	The site is accessible via Public Right of Way WARM58, which passes through the site. The right of way would need to be

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

and common land?	retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW and appropriate buffer around the PROW would be required.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site is formed of an area of greenfield land on the southern edge of Warminster, on an open field between the residential roads of Ashley Coombe, Hillwood Lane and Fanshaw Way. Additional screening is likely to be required to reduce the landscape impact of the development (for example in respect of the nearby residential properties and the adjoining PROWs). The topography of the site is sloped, and development on the higher slopes has the potential to be more prominent in the landscape, although this may be possible to mitigate through appropriate design and layout, or a reduction in developable area. The public right of way that passes through the site would need to be retained and enhanced. On balance, minor adverse impacts are envisaged on 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	
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 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?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.

6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
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 boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site contains a PROW network, and further access and improvement to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	The site is within the catchment area of Smallbrook Surgery, which is approximately 1.7km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.7km from the site. Both surgeries in the town currently

that they are able to cope with the additional demand?	have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.
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 Warminster 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. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Sambourne primary school is on a restricted site and cannot be expanded. However, there are schools in the town which are capable of expansion within 2 miles of the site.</p> <p>In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities and there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. The site is within the catchment area of Smallbrook Surgery, which is approximately 1.7km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.7km from the site. Both have capacity issues and would require mitigation to support additional patient demand. The local school is on a restricted site and cannot be expanded, although there are schools in the town which are capable of expansion. Overall it is considered that allocation of this site would have a moderate adverse effect on SA Objective 9 due to school and surgery capacity issues.</p>	

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design to connect to the existing PRoW network. There is pavement access suitable for pedestrians from Fanshaw Way, and the site could link to the adjoining PROW networks, which also link to Ashley Coombe to the south.
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 adjoins the market town which benefits from a good range of services, facilities and employment opportunities, although there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities and there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. Future residents could make some sustainable transport choices but given the limited bus service and distance to the town centre it is likely there will be a reliance on the private vehicle to access services and facilities. Overall it is considered that the effects on this objective are minor adverse, due to the distance from this site to the town centre, and the limited bus service that appears to be available.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly

and/or employment opportunities in town centre locations to aid urban regeneration?	assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.	

Site 304 - Land at Boreham Road, Warminster

<p>Site context</p> <p>Site size: 1.3ha Site capacity: approximately 30 dwellings</p> <p>The site is situated on the eastern edge of Warminster town, on land south of Boreham Road. The southern boundary is adjacent to the River Wylve and Boreham Mill lies to the south east, with the Bishopstrow Conservation Area beyond the mill. There are mature hedgerow and trees along the boundaries of the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site comprises an arable field bordered by hedgerows with trees. The River Wylve (part of the Hampshire Avon River SAC) lies to the south of the site. Development of the site would need to retain and enhance the perimeter hedgerows, which provide a wildlife corridor. Buffers would need to be retained alongside hedgerows and river. Ecological assessment would be required in support of any development proposals to inform mitigation, compensation and enhancement measures. Mitigation to offset the effects of the issues identified appears to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. Appropriate mitigation would be required to support development proposals for HRA projects (Stone curlew) to mitigate for any increased recreational pressure. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) is recorded as affecting levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets set for the Upper Wylve, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026, as defined by the Wiltshire Core Strategy has been subject to Habitats Regulations Assessment (HRA) which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). Whilst this judgement was made to support the preparation of the WCS, it is however kept under review to reflect the inevitability that circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of the SAC's conservation objectives/targets, unless otherwise mitigated. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also within 1km of a number of County Wildlife Sites. Due to the distance between the site and the CWSSs, there is unlikely to be an effect on these designations.</p>

3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would 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?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors such as the River Wylye to the south of the site and hedgerows and trees to the boundaries of the site.
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.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment area of the Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance would be required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.

Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site is bordered by mature hedgerows with trees. Mitigation to address the potential effects of development on local ecological features would likely be required. Such measures (including enhancement features) would be informed by an ecological assessment in support of any subsequent planning application. On the basis of a settlement level HRA screening process, the relationship of the site with the SAC and SPA, development would generate likely significant effects. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects would likely be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</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 market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on vehicles to access some of these services, which are not within walking or cycling distance. It may be possible to provide pedestrian linkages to the local Public Rights of Way (PRoW) network. There are bus stops on Boreham Road which serve the regular 265 Bath – Salisbury route). The development of the site would be capable of delivering appropriate housing densities having regard to the ecological considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the surrounding land uses.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is largely greenfield, although records indicate the presence of landfilled waste material (spoil from the construction of the Warminster Bypass). Development would therefore not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	There is evidence of landfilling on site to depths of between 1.2m and 1.9m below current ground level. As such any proposals for development would be required to deal with any unexpected contamination encountered as works proceed.
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?	The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b. Development in this location would result in the permanent loss of best and most versatile land which would be problematic to mitigate given the relationship of the Grade 3b land with the settlement edge. That said, the presence of waste materials (spoil from the construction of the Warminster Bypass), on the site would likely have affected the overall agricultural value of the site.
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, or designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site comprises greenfield land not previously developed land. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents would likely rely on private cars to access some of these services, which are not within walking or cycling distance. There are bus stops at Boreham Road which serve the regular 265 Bath – Salisbury route. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed. Mitigation is considered problematic Overall it is considered that the effects on this objective would be moderate adverse.</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 planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. A capacity appraisal of existing water infrastructure would be needed to confirm the scope/scale of network reinforcement to serve any subsequent development proposal. In relation to sewerage, foul water flows to Boreham Road Sewage Pumping Station (SPS). The capacity of this facility would need to be factored into the overall infrastructure capacity appraisal. There are no public surface water systems at this location, and surface water flows to the local watercourse.

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.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	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 to control the risk of surface water flooding from impermeable surfaces. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Foul drainage capacity may be an issue in this location and hence would need to be investigated through any subsequent planning application process. The area around the site is currently served by a pumping station on the south side of the road. However, connection to this facility may require offsite infrastructure improvements. Storm water disposal would also likely be an issue, as conventional soakaways are unlikely to be effective in this location. A connection to the main river to the south may be possible.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
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?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge would need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any subsequent development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Any such appraisal work would need to be tailored to the number of homes proposed on the site. Storm water</p>	

disposal is likely to be an issue as soil conditions may determine that conventional soakaways would be ineffective in this location. A storm/surface water connection to the main river to the south may be possible, but guidance would need to be sought from the Environment Agency/Lead Local Flood Authority in respect of discharge consent. Because of the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the Hampshire Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve.

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 situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

and/or location of development?	
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 ¹¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The settlement level HRA Screening process confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

¹¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SUMMARY OF SA OBJECTIVE 4	
<p>Warminster does not have an AQMA. Notwithstanding that, local air quality is likely to be affected through increases in local commuter traffic given the distance of the site from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality assessments which should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<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</p>	

<p>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.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site was previously recorded as being wholly within the functional floodplain. However in 2010, the Environment Agency amended their flood map in recognition that much of the site fell outside of the river's floodplain. The site is now characterised as falling entirely within Flood Zone 1. Even so, development of the site would need to ensure it addresses the predicted impacts of climate change. This may include adaptation measures to address the potential risk of increased storm/surface water ponding/runoff.</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>Storm water from the site is not currently attenuated and drains to the River Wylye to the south. Development of the site may increase runoff from impermeable surfaces and hence there would be a need for a comprehensive drainage strategy at any subsequent planning application stage. The strategy would need to consider the effectiveness of attenuation options and seek to achieve greenfield, or better, runoff rates. If technically feasible, surface water attenuation measures may reduce the overall developable area. Equally, there may be scope for using informal open space areas/buffers to watercourses to manage surface water. But again, such features would likely reduce the overall net developable area of the site. The local geology (Greensand) could be effective for achieving greenfield infiltration rates from SUDS, but infiltration rates would need to be confirmed by undertaking permeability testing on the site. The ground water level locally is high and the site is close to flood areas highlighted on the Environment Agency's flood maps. To discharge into the existing ditch network, a Land</p>

	Drainage Consent application would need to be issued and include drainage calculations. Bearing in mind the size of the site, a Flood Risk Assessment would be required to support any future planning applications.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located entirely within Flood Zone 1. As such, the development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with national and local policy, any proposals for development should be informed by a site specific flood risk assessment that considers the predicted impacts of climate change.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would be unlikely to affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located in Flood Zone 1. Storm water drainage to the River Wylye to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area. Overall it is considered in relation to SA Objective 5b the effects on this objective are considered to be minor adverse.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is outside the Bishopstrow Conservation Area, but is considered to lie within its setting. There is a Grade II Listed milestone marker to the north of the site. Listed building consent was granted (13/06783/LBC) to relocate the grade II listed milestone a short distance away from the site to facilitate the construction of a junction to serve the residential development that is currently awaiting the Secretary of State's decision. To the east of the site there are 2 Listed bridges across the River Wylye. Development of the site may affect the setting to these assets and their significance. Any proposals to develop the site would need to be supported and informed by a detailed Heritage Impact Assessment. The results of such work may reduce the extent and/or density of development.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low'. There is archaeological potential at the site; however there is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. Provided any subsequent development utilises a construction method comprising piled foundations with suspended ground floor slabs, the impact on below ground archaeology would be minimal. Therefore no further archaeological investigations are required. The historic landscape sensitivity of this site is considered to be 'medium'. The site is described as 'land adjacent to surviving post medieval water meadows which remain legible into modernity'. Water meadows are rare and can be locally significant

	contributors to character, which should be a consideration.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield 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 site forms part of the rural setting that contributes to the significance of the Bishopstrow Conservation Area. There are no management objectives for this conservation area and no detailed appraisal. A Heritage Impact Assessment would therefore be required to support and inform any subsequent development proposals.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. An Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. Overall it is considered that the effects on this objective would be minor adverse.</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?	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would have significant or far reaching effects.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the 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?	Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management	The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB. However, there is unlikely to be an effect on the designation, due to the limited scale of development proposed. There are no other landscape designations affecting or influencing the potential of this site for development. That said any subsequent development proposal would

objectives, in particular for the three local AONBs ¹² ?	need to appropriately address the Special Landscape Area located to the south of the site.
5. Protect rights of way, open space and common land?	Development of the site would have the ability to protect and potentially 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?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful. The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB, and there is unlikely to be an effect on the designation, or the Special Landscape Area to the south. The development of the site would protect and add to the existing rights of way network, open spaces and common land assets. On balance, the effects are judged to be minor adverse. However, such matters would be capable of successful mitigation.</p>	

¹² Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

<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 affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost local housing supply, and would contribute towards meeting local and HMA targeted needs.
3. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy, by delivering homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	Development of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of the site would marginally boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<p>Assessment outcome (on balance) +</p>	

SUMMARY OF SA OBJECTIVE 8	
<p>The whole SHLAA site provides capacity for approximately 30 residential units (though this may be marginally reduced through the need for onsite mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply as well as marginally boosting the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be moderate positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment across the town.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 2.4km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would therefore be required to support the marginal increase in patient demand arising from the development of the site. This would be capable of being addressed at any subsequent planning application stage.
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 Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is 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 ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.

7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Johns CE Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand Kingdown School on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school can be expanded on its existing site through mitigation to support additional pupil demand. In terms of secondary education, there is no capacity to expand Kingdown School on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town. This site is 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 ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area through housing provision, short-term construction jobs and a larger workforce for local businesses. In the light of the issues surrounding secondary education, the development would result in a moderate adverse effect.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would need to ensure that new footway connections are provided from the site along the Boreham Road. Where practicable, additions to the Public Rights of Way (PRoW) and local cycling networks should be investigated through any subsequent planning application process.
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	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities.

<p>accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>However, the site is on the periphery of the settlement. There are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is approximately 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is in an edge of town location, and there are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Future residents are still likely to rely on the private vehicle to access services and facilities from this location. It may be possible to provide pedestrian linkages to the local PROW network. Development in this location provides for reasonable accessibility to a range of services and facilities, and there is scope that some future residents will be able to make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective are minor 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>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</p>
<p>2. Support the rural economy?</p>	<p>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</p>
<p>Assessment outcome (on balance) +</p>	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. 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. It is expected that development in this location would support the viability of Warminster town centre. With regard to SA Objective 11 the effects are considered to be minor positive.</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?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered minor positive.	

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



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

For further information please visit the following website:

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