

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.12 Westbury Community Area Remainder

Wiltshire Council

June 2017

ANNEX 1 – Westbury Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.12. Westbury Community Area Remainder

Westbury CA Remainder - Stage 3 Site Assessment Tables

Site considered in the Area of Search

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

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

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

Bratton

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| Site context | |
| Site size: 1.33ha Site capacity: approximately 32 dwellings | |
| The site is a gently sloping pastoral field on the western edge of Bratton. Residential development is located adjacent to its northern and eastern boundaries with ribbon development located south of the site on the opposite site of Westbury Road (B3098). There is a PROW which runs within the site along the eastern boundary, and some of the adjoining properties have gated rear accesses directly on to this footpath. Another PROW runs along its northern boundary. To the west of the site is open countryside characterised by gently sloping arable and pastoral fields. There is limited screening from 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 have been recently agriculturally improved along with the field adjacent to the west. The grassland therefore is likely to have lost most of its botanical value depending on the type of improvement (fertilised/ploughed/re-seeded). The site is bounded at its edges by trees and hedgerow (UK BAP Priority habitat) which could be of ecological |

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| | importance as a wildlife corridor and should be retained, managed and enhanced where necessary through buffer planting. There may be potential to create or enhance habitats as well as opportunities for biodiversity enhancements. An ecological assessment would be required to accurately assess likely impacts and possible mitigation. |
| 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? | The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA) and development may increase recreational pressure. Mitigation would be sought for any such impacts. The site is also 300m from Bratton Down SSSI, which is located to the south. Due to the characteristics and features of this SSSI, there is unlikely to be an effect on this designation arising from development of this site. The site is also approx. 700m from Bratton Chalk and Bratton Down Quarry County Wildlife Sites. Due to the distance between the site and these designations there is unlikely to be any substantial 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 for housing would have the potential to make appropriate provision for multifunctional Green Infrastructure to reduce the risk of habitat fragmentation. |
| 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 UK BAP priority habitat hedgerow which would need to be protected through 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 recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. |

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| 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? | The site is approx. 300m north of a Regionally Important Geology Site. Due to the distance between the site and this designation there is unlikely to be any substantial effect. |
| Assessment outcome (on balance) - | |
| <p>Summary of SA Objective 1</p> <p>The site is a linear field adjacent to existing residential development on the outskirts of the village of Bratton. There may be opportunities to enhance biodiversity on this site. An ecological assessment at the planning application stage would be required to accurately assess likely impacts and possible mitigation. Appropriate assessment would be required to determine the likely impacts on the Salisbury Plain SPA if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the likely effects would be minor adverse against this objective.</p> | |
| <p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p> | |
| 1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure? | The site is situated on the edge of the large village of Bratton which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. It has a limited range of employment, services and facilities. The site is within a reasonable walking/cycling distance to the centre of the village. Overall residents are likely to rely upon the use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury or Trowbridge for larger convenience shopping. The site is in an edge of rural settlement location and there would be a need for a degree of landscape mitigation and sensitive design due to the site’s location adjoining the Conservation Area and being located within a Special Landscape Area. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, |

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| | 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 does not appear to include any previously developed land. |
| 3. Encourage remediation of contaminated land? | On the basis of available evidence, given the sites greenfield use, 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 | |
| The site comprises greenfield land the agricultural value of which is not known. However if it was found to be versatile, its loss is considered minor to negligible in any event due to its size. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The likely effects would be minor adverse against this objective and mitigation is considered | |

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| achievable. | |
| SA objective 3. Use and manage water resources in a sustainable manner | |
| Decision Aiding Questions. Will the development site... | |
| 1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network? | <p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>In terms of water supply a long offsite connection to mains water would be needed to provide capacity which could be problematic to address given the range of issues that may be involved such as topography and ground conditions. There are some records of water pressure complaints in the area. Existing foul water sewers are located within the site boundaries and statutory easements apply. There is capacity for foul water flows only and there are no public surface water systems. Offsite drainage connections would be required, although this is mitigatable. There is limited capacity for foul flows, and supply would need a capacity appraisal. The site would be unable to proceed without satisfactory surface water outfall.</p> |
| 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. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen. |
| 4. Consider the need for adequate provision of surface water and foul drainage? | Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) in accordance with CIRIA Guidance part E chapter 25, where feasible, within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. There is capacity for foul water flows only and there are no public surface water systems. Offsite drainage connections would be required and this is mitigatable. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and topography. This may have a bearing on the suitability of SuDs. |
| 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. |

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| <p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p> | <p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p> |
| <p>Assessment outcome (on balance) - -</p> | |
| <p>Summary of SA Objective 3</p> <p>There are water pressure problems associated with the supply of water in Bratton. For this site, a long offsite connection to mains water would be needed to provide capacity. In the absence of any details as to range of issues that would need to be addressed, it is considered that this could be problematic to address. There is capacity for foul water flows only and there are no public surface water systems. As such, various infrastructure upgrades would be required. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and effects of topography. This may have a bearing on the suitability of SuDs. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>On the balance of evidence available, infrastructure upgrades are likely to be required and given potential issues which could be problematic to address, the likely effects are considered to be moderate adverse against this objective.</p> | |
| <p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p> | |
| <p>1. Maintain and improve local air quality?</p> | <p>The site is not located within an Air Quality Management Area (AQMA) and currently Bratton does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely. There is an AQMA in Westbury, and there would need to be an assessment of impact from the development of this site on that AQMA should an application be submitted on this site.</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. However, it is recognised that the site is within a reasonable distance to the centre of the village which could be accessed on foot or cycle. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air</p> |

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| | 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? | 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 site does not fall within or in close proximity to any likely significant sources of environmental pollution (noise, odour and light). |
| 3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates? | Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. |
| 4. Seek to reduce development in or near to AQMAs ¹ ? | The site does not fall within a designated AQMA, although there is an AQMA in Westbury. An assessment of impact on the Westbury AQMA would be required to support development in this location. If necessary measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. |
| 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 | Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local |

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

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| improvements by locating new development so as to reduce the need to travel by private car? | air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport. |
| 7. Ensure that potential impacts from air quality on relevant SACs are avoided? | While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. |
| Assessment outcome (on balance) - | |
| Summary of SA Objective 4 | |
| <p>The site is located on the western edge of Bratton and is within a moderately accessible location to the limited services available in the village. 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. An assessment of impact on the Westbury AQMA would be required to support development in this location and if necessary measures will need to be developed and implemented to mitigate vehicle emissions in line with local plan policies and the council's Air Quality Strategy. 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>Overall the likely effects would be minor adverse against this objective and mitigation is considered 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. |

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| 4. Minimise contributions to climate change through sustainable building practices? | Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices. |
| Assessment outcome (on balance) - | |
| <p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Overall, the site would have a minor adverse effect on this objective.</p> | |
| <p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p> | |
| 1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? | The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is at risk from surface water flooding with known problems associated with high run-off from hills. Any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25. |
| 2. Ensure that development can adapt to the predicted future impacts of climate change? | <p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, 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 | The site is located within Flood Zone 1. There may be potential to improve the water attenuation measures on the site and introduce addition SuDS. However, the Wiltshire SFRA (2008) indicates Bratton as at risk from high run off from hills, which |

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| risk of flooding including: Sustainable Drainage Systems? | would need to be addressed in support of any subsequent planning application. |
| 4. Minimise the risk of flooding to people and property (new and existing development)? | The site is located within Flood Zone 1. Any development in this site would need to take account of the risk of increasing flood risk elsewhere and build in measure to mitigate this. Consideration would need to be given to the control/management of surface and groundwater. The risk of runoff from the hills should be assessed through a subsequent planning application. |
| 5. Protect and enhance the natural function of floodplains? | In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain. |
| Assessment outcome (on balance) - | |
| Summary of SA Objective 5b | |
| The site is located within Flood Zone 1 but is at risk from surface water flooding associated with high run-off from hills. Any development of the site would need to be informed by a Flood Risk Assessment. The FRA for the site would need to be informed by monitoring groundwater in accordance with the Council's Groundwater Strategy as well as CIRIA guidance, Part E, Chapter 25. Mitigation measures might reduce the developable area of the site. The effects are considered to be minor adverse against this objective. | |
| SA objective 6. Protect, maintain and enhance the historic environment | |
| Decision Aiding Questions. Will the development site... | |
| 1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens? | <p>The site is located approximately 90m to the west of the Court Lane and Rosenheim Farmhouses which are Grade II listed buildings. The site abuts of Bratton Conservation Area to the north east of the site. The site is situated approximate 550m from Bratton Camp Scheduled Monument, which is the site of the Westbury White Horse. A medieval moat Scheduled Monument is also located approx. 250m north of the site, albeit there is built development on the land between that would likely obscure views.</p> <p>Development of the site may have a limited affect the setting of these assets and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development on the site. Accordingly, adverse effects are unlikely but in the event they arise, they would seem capable of mitigation</p> |
| 2. Ensure appropriate archaeological assessment prior to development? | The archaeological potential/sensitivity of the site is considered to be 'Medium'. The site has some prehistoric/medieval potential. An archaeological assessment would be required as part of any future planning application. The historic landscape sensitivity of the site is considered to be 'low', and is characterised by modern fields created on former downland, with the prior character not legible in modernity. |

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| 3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate? | The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented. |
| 4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas? | The site is adjacent to the Bratton Conservation Area, which was designated in 1975. There is an undated two page guidance note for this Conservation Area which sets principles concerning design, appearance and materials for consideration in the determination of planning applications. No management objectives or detailed appraisal contained in the note and the map depicting the extent of the conservation area does not reflect new development permitted within it off Court Lane to the east of the site as well as development at Rosenheim Rise or on Trowbridge Road. To the extent that the character or appearance has changed considerably since the guidance note was produced, it now appears out of date. |
| 5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'? | The development of the site would need to appropriately protect and enhance designated heritage assets according to their significance. |
| 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 north eastern boundary of the site adjoins the Bratton Conservation Area and is some 90m distance from Grade II Listed Buildings. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area so as to avoid harm to the significance of heritage assets. An archaeological assessment would be required to determine the archaeological potential of the site. Overall the likely effects are considered to be minor adverse against this objective.</p> | |
| <p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p> | |
| 1. Protect and enhance the landscape character and scenic quality of the | The Landscape Character typology for this site is Greensand Terrace the condition of which is declining whilst its strength of character is moderate. The County Landscape Character Assessment defines the strategy for this type of landscape as one |

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| countryside? | <p>of conservation and improvement of lost and/or declining features. The site contains numerous trees and hedgerows on its boundaries.</p> <p>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 development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside, such as through the retention of existing trees and hedgerows as well as the provision of landscape buffers, Green Infrastructure, and sensitive design.</p> |
| 2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy? | The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc. |
| 3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation? | The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site. |
| 4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ² ? | The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the AONB, but within a Special Landscape Area (SLA). Development would need to respond to the landscape sensitivities in this area. Sufficient buffers to the public rights of way and to the western edge of the site would be required. |
| 5. Protect rights of way, open space | The site is crossed on its eastern edge by footpath BRAT25 and passed on its northern edge by footpath BRAT24, these |

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

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| and common land? | PROWs would be affected by development in this location. The public right of way that passes through this site would need to be retained in any development. |
| 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 a roughly rectangular area of greenfield land on the west edge of Bratton with some trees and hedgerows on its boundaries. There are views into the site from a number of locations including from the Westbury White Horse Scheduled Monument, residential properties and PRow. Through appropriate siting, design and appearance together with the employment of appropriate mitigation such as Green Infrastructure buffer to the hedgerows and trees, as well as their retention, the effects of development on the wider landscape could be mitigated. Overall the likely effects would be minor adverse against this objective and mitigation is considered achievable.</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 accordance with the policies of the Core Strategy, and has the potential to deliver some 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 respond to the Core Strategy settlement hierarchy, by delivering a small number of housing units at a Large Village. |
| 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 the availability of accommodation for the local workforce. |

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| 6. Consider the emerging Neighbourhood Plans? | Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Bratton. |
| 7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings? | In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives. |
| Assessment outcome (on balance) + + + | |
| <p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 32 residential units (though this may be reduced through the mitigation set out in this assessment) which would contribute towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of SA Objective 8 and have a major positive effect on this objective.</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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime. |
| 2. Promote design of buildings and spaces to reduce obesity? | In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles. |
| 3. Promote the design of buildings and spaces to meet the changing needs of the population? | In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people. |
| 4. Ensure that new development will be accessible to health facilities, and | The site is well located for access to the Bratton Surgery, being located approximately 600m distance. There are some capacity issues with this surgery which would require mitigation to support additional patient demand arising from any new |

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| that they are able to cope with the additional demand? | development. |
| 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 Bratton 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? | <p>The development of the site would provide housing with reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p> <p>The village is serviced by a bus route providing connectivity to Devizes, Westbury, Trowbridge and the wider the public transport network. This provides regular services, although these services are all north/east bound towards Devizes. Given the limited services available in Bratton it is likely that residents would need to rely upon the private car. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p> |
| 7. Support the development of community campuses? | The development of community campuses is directed to the higher order settlements and therefore is not relevant to this site. |
| 8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site? | The primary school has a large number of surplus places and would benefit from housing within the catchment area. The school's catchment area also includes Edington and Tinhead. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. |
| 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 development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Mitigation would be required to enable to local GP surgery to accommodate additional patient demand. Overall the likely effects are considered to be minor adverse against this objective.</p> | |

| SA objective 10. Reduce the need to travel and promote more sustainable transport choices | |
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| Decision Aiding Questions. Will the development site... | |
| 1. Increase walking and cycling accessibility through the use of developer contributions and site design? | In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities for access to the pedestrian/cycle network with access to local services/facilities/employment. The site benefits from an existing footway and street lightning. Alternatively access could be established through the use and extension of public footpath PRoW BRAT24 and BRAT25 on the eastern and northern edges of the site to the village centre. |
| 2. Ensure new development incorporates facilities and infrastructure for cyclists? | In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure. Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. |
| 3. Improve the jobs/homes balance, to reduce out-commuting? | The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.' |
| 4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car? | This site is considered to be in an accessible location. It will be possible to walk and cycle to the primary school and small shop/post office. The village is served by the 87 Devizes – Westbury – Trowbridge bus route. There is a bus stop within approx. 130m. This provides regular services, although these services are all north/east bound towards Devizes. The nearest train station (Westbury) is beyond walking/cycling distance. Given the limited services available in Bratton it is likely that residents would need to rely upon the private car. |
| Assessment outcome (on balance) - | |
| Summary of SA Objective 10 | |
| The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. Future residents would be able to travel by public transport to larger locations such as Westbury and Trowbridge. Overall it is considered that the likely effects would be minor adverse against this objective. | |
| SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth | |
| Decision Aiding Questions. Will the development site... | |
| 1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban | Not relevant to this location. |

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

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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>