



Wiltshire Housing Site Allocations Plan

Pre-submission
draft plan

Community Area Topic Paper –
Chippenham Community Area

June 2017

Wiltshire Council

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1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Chippenham Community Area Remainder only following the adoption of the Chippenham Site Allocations Plan ('CSAP') in May 2017.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing this Plan. However, the settlement boundary for Chippenham has not been reviewed since this has already been undertaken by the CSAP.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the now adopted CSAP, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment Neighbourhood Planning. No allocations are proposed for Chippenham within this Plan.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Chippenham Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Chippenham Community Area Topic Paper

| # | Section | Appendices |
|---|-----------------------|---|
| 2 | Community area | Planning policy context for the Chippenham Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area. |

| | | | |
|---|--|--|---|
| 3 | Settlement boundary review | Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan. | Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes. |
| 4 | Overview of the site selection process | Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> . | |
| 5 | Outcome of the Chippenham Community Area Remainder site selection process | Summary of the Chippenham Community Area Remainder site selection process(Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations. | <p>Appendix B contains maps of settlements showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.</p> <p>Appendix C contains maps of settlements showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p> |
| 6 | Conclusions | Concludes with the identification of sites to comprise proposed allocations in the Plan and settlements where the boundaries have been reviewed. | |

2. Chippenham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Chippenham Community Area. Core Policies 1 (Settlement Strategy) and 10 (Chippenham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Chippenham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 10 requires at least 4,510 new homes to be provided in Chippenham town and 580 in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Chippenham Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area (HMA).
- 2.3** However and as outlined above, this paper focuses on the Chippenham Community Area Remainder because Chippenham town has been addressed through the adopted Chippenham Site Allocations Plan⁽¹⁾.

Settlement strategy

- 2.4** The settlements listed in *Table 2.1* below fall within the Chippenham Community Area.

Table 2.1 Settlement Strategy in the Chippenham Community Area

| | |
|-----------------------------|--|
| Principal Settlement | Chippenham |
| Large Villages | Christian Malford, Hullavington, Kington St. Michael, Sutton Benger and Yatton Keynell |
| Small Villages | Biddestone, Burton, Grittleton, Kington Langley, Langley Burrell, Lower Stanton St. Quintin, Nettleton, Stanton St. Quintin and Upper Seagry |

Issues and considerations

- 2.5** Core Policy 10 and the supporting text (paragraph 5.48) of the WCS identify specific issues to be addressed in planning for the Chippenham Community Area, including:
- all development within the Community Area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible enhance its locally distinctive characteristics
 - The existing Hardenhuish and Sheldon secondary schools are oversubscribed and further work is needed to assess either the need for a new secondary school in the town or the opportunity for expansion of Abbeyfield secondary school.
- 2.6** The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area remainder, including:

1 Wiltshire Council (June 2017). Adopted Chippenham Site Allocations Plan. May 2017

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

- extension of existing village primary schools to provide additional places
- expansion of existing secondary school (primarily Abbeyfield School) to provide additional places
- provision of additional nursery school places
- improvements to Chippenham railway station
- support development of local primary care health facilities, which expect to exceed capacity by 2026
- improvements to (including relocation/ replacement) of Chippenham Fire Station
- improvements to Stanton St Quintin Household Recycling Centre

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

Housing requirements

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

Table 2.2 Housing requirements for Chippenham Community Area at April, 2017 ⁽³⁾

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | Indicative residual requirement |
|----------------------------|----------------------------------|-----------------------|-----------------------------------|---------------------------------|
| Chippenham | 4,510 | 1,204 | 3,819 | 0 |
| Chippenham CA Remainder | 580 | 409 | 33 | 138 |
| Chippenham CA | 5,090 | 1,613 | 3,852 | 138 |

Neighbourhood planning

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

2.10 Chippenham Community Area has seven neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website.⁽⁴⁾

³ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply

⁴ Wiltshire Council (2017). Neighbourhood Planning Latest Progress available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news> Last accessed 1st April 2017

Table 2.3 Status of neighbourhood plans in the Chippenham Community Area at April 2017

| Plan Area/ name of NDP | Stage Reached | Is it allocating housing, if so, how much? | Is it reviewing the current settlement boundaries? |
|--|---|---|---|
| Allington & Sheldon (Chippenham Without) | Area Designation (Mar 2015) | Unknown | Unknown |
| Christian Malford | Regulation 16 consultation on draft Plan (April 2017) | Yes, 38 dwellings. | No |
| Hullavington | Area Designation (Sep 2016) | Unknown | Unknown |
| Kington St Michael | Area Designation (Sep 2015) | Unknown | Unknown |
| Langley Burrell | Regulation 16 Consultation on draft Plan (Feb 2017) | No | No |
| Seagry | Area Designation (Sep 2015) | Unknown | Unknown |
| Sutton Benger | Area Designation (Dec 2015) | Unknown | Unknown |

3. Settlement boundary review

- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Chippenham Community Area Remainder:
- Christian Malford
 - Hullavington
 - Kington St. Michael
 - Sutton Benger, and
 - Yatton Keynell
- 3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.
- 3.3 No settlements in the Chippenham Community Area Remainder are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.
- 3.4 The settlement boundary for Chippenham town has been reviewed through the Chippenham Site Allocations Plan⁽⁶⁾.

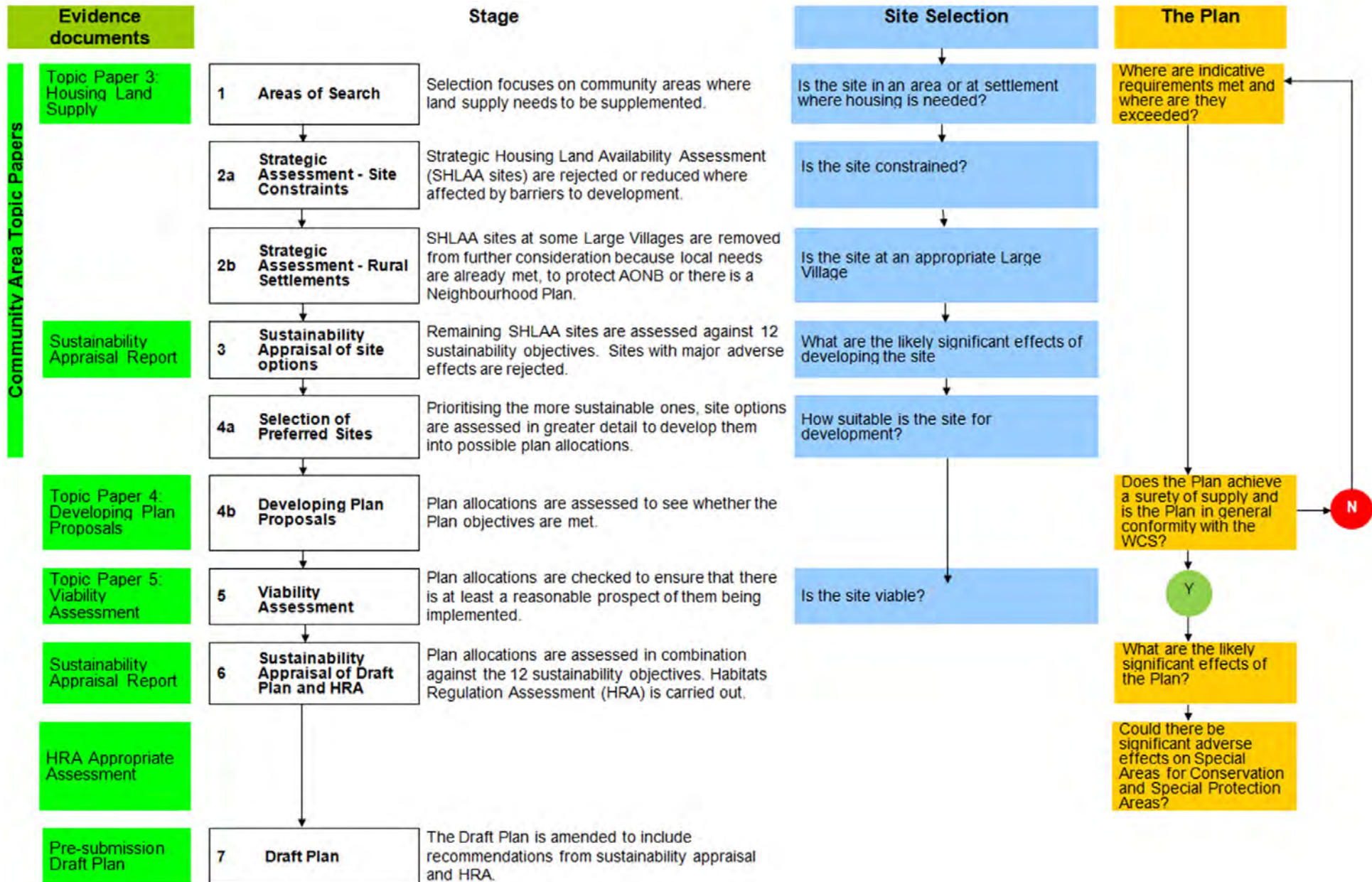
5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

6 Wiltshire Council (June 2017). Chippenham Site Allocations Plan

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

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



5. Outcome of the Chippenham Community Area Remainder site selection process

Overview

- 5.1** This section summarises the outcome of the site selection process for the Chippenham Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for the Chippenham Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Chippenham Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search' are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates an indicative residual requirement of 138 dwellings for the Chippenham Community Area Remainder to be delivered during the Plan period.
- 5.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Chippenham Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Chippenham Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages detached from a settlement's (i.e. Principal Settlements, Local Service Centres, Market Towns and Large Villages) built up area are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽⁹⁾.
- 5.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 5.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

| Area of search | SHLAA sites in the open countryside or at a Small Village |
|-------------------------|---|
| Chippenham CA Remainder | 164, 167, 480, 642, 688, 3018, 3019, 3436, 3439, 3493, 3509 |

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

9 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology

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

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

Table 5.2 SHLAA sites considered at Stage 2a in the Chippenham Community Area Remainder

| Settlement | SHLAA sites removed due to application of exclusionary criteria (Stage 2a) | SHLAA sites taken forward to the next stage (2b) |
|---------------------|--|--|
| Christian Malford | 627, 706, 3248, 3398, 3439 | 466, 688, 3400, 3436, 3440, 3548 |
| Hullavington | 3129, 3536, 3537 | 689, 690, 1112, 3162, 3377 |
| Kington St. Michael | 3089 | 797 |
| Sutton Benger | 153, 505, 708, 3543 | 600, 1102, 3303, 3549 |
| Yatton Keynell | 157, 474a, 3264, 3460 | 474b, 482, 643, 3526 |

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

- Christian Malford
- Hullavington
- Kington St Michael
- Sutton Benger, and
- Yatton Keynell

Stage 2b: Identifying requirement for growth in Large Villages

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

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

Table 5.3 Summary of the Stage 2b Assessment in the Chippenham Community Area Remainder

| Settlement | Justification for not taking forward to the next stage |
|-------------------|--|
| Christian Malford | <ul style="list-style-type: none"> • Advanced neighbourhood plan allocating approximately 38 dwellings |
| Sutton Benger | <ul style="list-style-type: none"> • Experienced a high level of growth to date. • Primary school expanding to cater for already permitted development. The school is forecast to be full and remain so as the new housing |

| Settlement | Justification for not taking forward to the next stage |
|------------|--|
| | is occupied. The school is on a small site and is unlikely to be capable of further expansion. |

5.14 Therefore, the Large Villages of Hullavington, Kington St. Michael and Yatton Keynell have been taken forward after Stage 2b.

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

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.16 After this high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹⁰⁾.

5.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Chippenham Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹¹⁾.

5.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 6.4*.

Table 5.4 SHLAA sites considered at Stage 3 in the Chippenham Community Area Remainder

| SHLAA ref | Site name | Outcome after Stage 3 |
|---------------------------|--|-----------------------|
| Hullavington | | |
| Site 689 | Land directly behind Gardeners Drive | More sustainable |
| Site 690 | Land adjacent North of the Primary School | More sustainable |
| Site 1112 | Land to rear of Newton | More sustainable |
| Site 3162 | Rear of Darley House, The Street | More sustainable |
| Site 3377 | Land at Green Lane | More sustainable |
| Kington St Michael | | |
| Site 797 | Manor Farm | Rejected |
| Yatton Keynell | | |
| Site 474b | Land adjacent to The Old Forge, The Street | More sustainable |

10 Wiltshire Council (June 2017). *Sustainability Appraisal*

11 Wiltshire Council (June 2017). *Sustainability Appraisal*

| SHLAA ref | Site name | Outcome after Stage 3 |
|-----------|-----------------------------|-----------------------|
| Site 482 | Land East of Farrells Field | More sustainable |
| Site 643 | Land at Littlemead Farm | Rejected |

Sites rejected at Stage 3

5.19 Table 6.5 below shows that two sites were rejected at Stage 3 together with the main reasons.

Table 5.5 SHLAA sites rejected at the end of Stage 3 in the Chippenham Community Area Remainder

| SHLAA ref | Site name | Reasons for rejecting at Stage 3 |
|---------------------------|-------------------------|---|
| Kington St Michael | | |
| Site 797 | Manor Farm | <ul style="list-style-type: none"> Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process. |
| Yatton Keynell | | |
| Site 643 | Land at Littlemead Farm | <ul style="list-style-type: none"> Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process. |

Sites taken forward

5.20 Table 6.6 below shows sites taken forward to the next stage of the site selection process.

Table 5.6 Sites taken forward after Stage 3 in the Chippenham Community Area Remainder

| SHLAA ref | Site name |
|-----------------------|--|
| Hullavington | |
| Site 689 | Land directly behind Gardeners Drive |
| Site 690 | Land adjacent North of the Primary School |
| Site 1112 | Land to rear of Newton |
| Site 3162 | Rear of Darley House, The Street |
| Site 3377 | Land at Green Lane |
| Yatton Keynell | |
| Site 474b | Land adjacent to The Old Forge, The Street |
| Site 482 | Land East of Farrells Field |

5.21 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹²⁾.

5.23 Of the nine sites considered in stage 3, two were rejected whilst all the others were identified as 'more sustainable' sites (site options). Given the number of 'more sustainable' sites and their respective potential capacities (approx. 340 dwellings) when considered against the remaining requirement for the Chippenham Community Area Remainder (138 dwellings), only sites with the least moderate adverse effects were considered. Consequently sites 3162 (rear of Darley House, The Street, Hullavington) and 474b (land adjacent to The Old Forge, The Street, Yatton Keynell) were not considered further in this stage.

5.24 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process for the Chippenham Community Area Remainder. This includes and a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.25 *Table 6.7* below shows the site options considered at Stage 4a.

Table 5.7 Site options considered in more detail at Stage 4a in the Chippenham Community Area Remainder

| SHLAA ref | Site name | SHLAA capacity |
|-----------------------|---|----------------|
| Hullavington | | |
| Site 689 | Land directly behind Gardeners Drive | 36 |
| Site 690 | Land adjacent North of the Primary School | 86 |
| Site 1112 | Land to rear of Newton | 24 |
| Site 3377 | Land at Green Lane | 156 |
| Yatton Keynell | | |
| Site 482 | Land East of Farrells Field | 31 |
| TOTALS | | 333 |

Sites removed after Stage 4a

5.26 *Table 6.8* below shows the sites options removed after Stage 4a.

Table 5.8 Site options in the Chippenham Community Area Remainder removed after Stage 4a

| SHLAA ref | Site name | Reasons why site removed after Stage 4a |
|---------------------|-----------|---|
| Hullavington | | |

| SHLAA ref | Site name | Reasons why site removed after Stage 4a |
|-----------|--------------------------------------|--|
| Site 689 | Land directly behind Gardeners Drive | <ul style="list-style-type: none"> It is considered that the smaller site options would seem to have less overall sustainability benefit than the larger site options (690 and 3377). Access to Site 689 would be through a residential area and relatively remote from the village. |
| Site 1112 | Land to rear of Newton | <ul style="list-style-type: none"> It is considered that the smaller site options would seem to have less overall sustainability benefit than the larger site options (690 and 3377). Scope for the development of Site 1112 would be limited by the need to protect and enhance the significance and setting of the Listed Baptist Chapel. In addition, development would give rise to detrimental impact on the landscape and open farmland which provide a natural context for the site and character of the area more generally. |
| Site 3377 | Land at Green Lane | <ul style="list-style-type: none"> Although it is considered that allocation of one of the larger sites in Hullavington (sites 690 and 3377) are preferred above all other options, site 3377 is considered incapable of supporting a safe and therefore suitable access arrangement. |

Preferred sites

5.27 Table 6.9 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.9 Preferred sites in the Chippenham Community Area Remainder

| SHLAA ref | Site name | Capacity |
|-----------------------|-------------------------------------|-----------|
| Hullavington | | |
| Site 690 | Land adjacent to the Primary School | 50 |
| Yatton Keynell | | |
| Site 482 | Land East of Farrells Field | 30 |
| TOTAL: | | 80 |

5.28 Two available, achievable and deliverable sites are identified for allocation in Hullavington and Yatton Keynell. These two preferred sites can together accommodate around 80 dwellings. It is anticipated that the remainder of the indicative housing requirement will be met by emerging neighbourhood plans. Additionally, it can also be expected that there will be a number of minor infill and re-development schemes. The following paragraphs set out the justification for their allocation.

Site 690 - Land adjacent to the Primary School, Hullavington

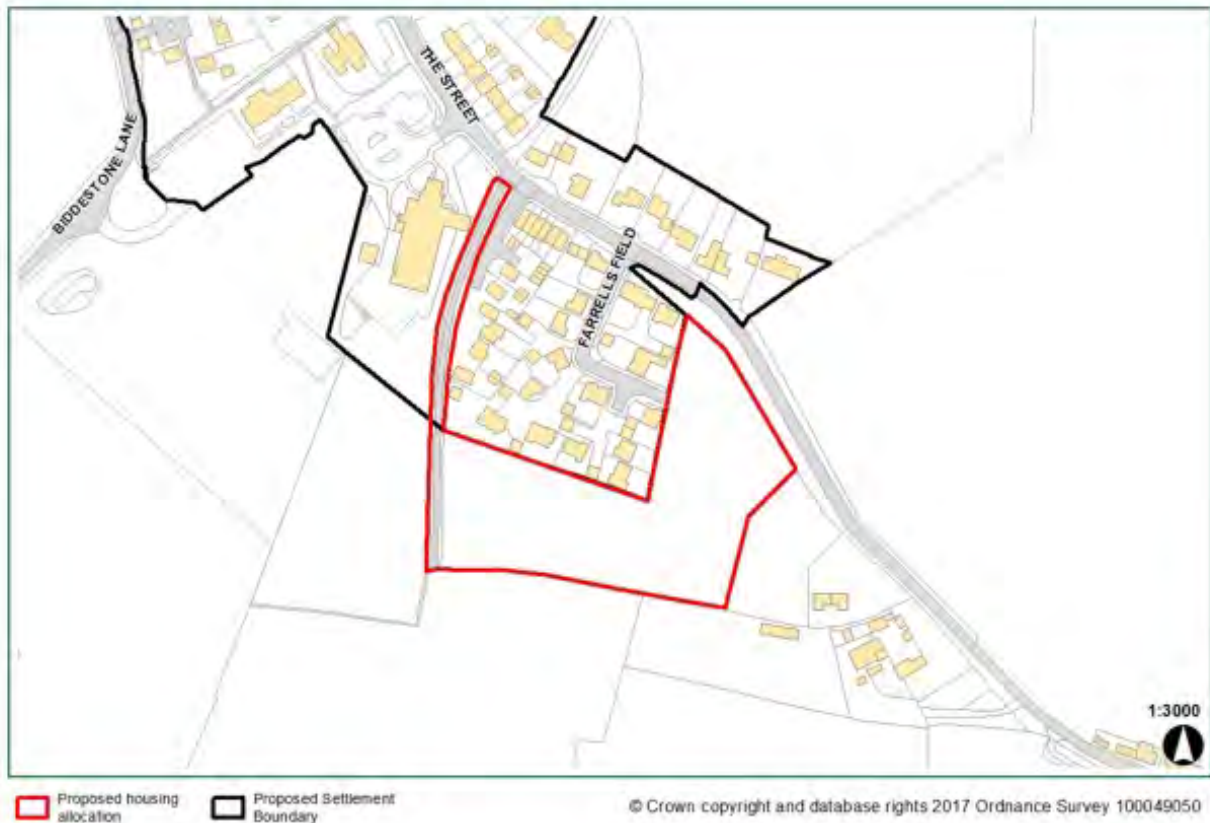
Figure 5.1 Site 690 - Land adjacent to the Primary School, Hullavington



- 5.29** Land adjacent to the Primary School Hullavington is allocated for the development of approximately 50 dwellings. It is in a location that has the capacity to accommodate change from an environmental and landscape perspective, and could be assimilated into the existing built form, whilst positively conserving and enhancing the village-edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.
- 5.30** The development of approximately 50 dwellings would make a significant contribution towards the indicative housing requirements of the Chippenham Community Area Remainder. In addition, it would provide for a new classroom for the primary school and a significant number of affordable housing units, thereby helping to address local needs.

Site 482 - Land east of Farrells Field, Yatton Keynell

Figure 5.2 Site 482 - Land east of Farrells Field, Yatton Keynell



- 5.31** Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings. It is in a location that has the capacity to accommodate change from an environmental, heritage and landscape perspective, and could assimilate into the existing built form, whilst positively conserving and enhancing the village-edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.
- 5.32** The development of approximately 30 dwellings would make a moderate contribution towards the indicative housing requirements of the Chippenham Community Area Remainder. In addition, it would provide a significant number of affordable housing units, thereby helping to address local needs.
- 5.33** **Appendix B** highlights SHLAA sites removed after Stage 4a of the site selection process and preferred sites identified for allocation.

6. Conclusions

Chippenham town

- 6.1 This paper focuses on the site selection process and settlement boundary review for only those settlements within the Chippenham Community Area Remainder given the allocations at Chippenham through the adopted CSAP.

Chippenham Community Area Remainder

- 6.2 There is an indicative residual housing requirement of 138 dwellings at Chippenham Community Area Remainder. *Table 7.1* below shows the two preferred sites that have been identified for allocation.

Table 6.1 Preferred sites at Chippenham Community Area Remainder

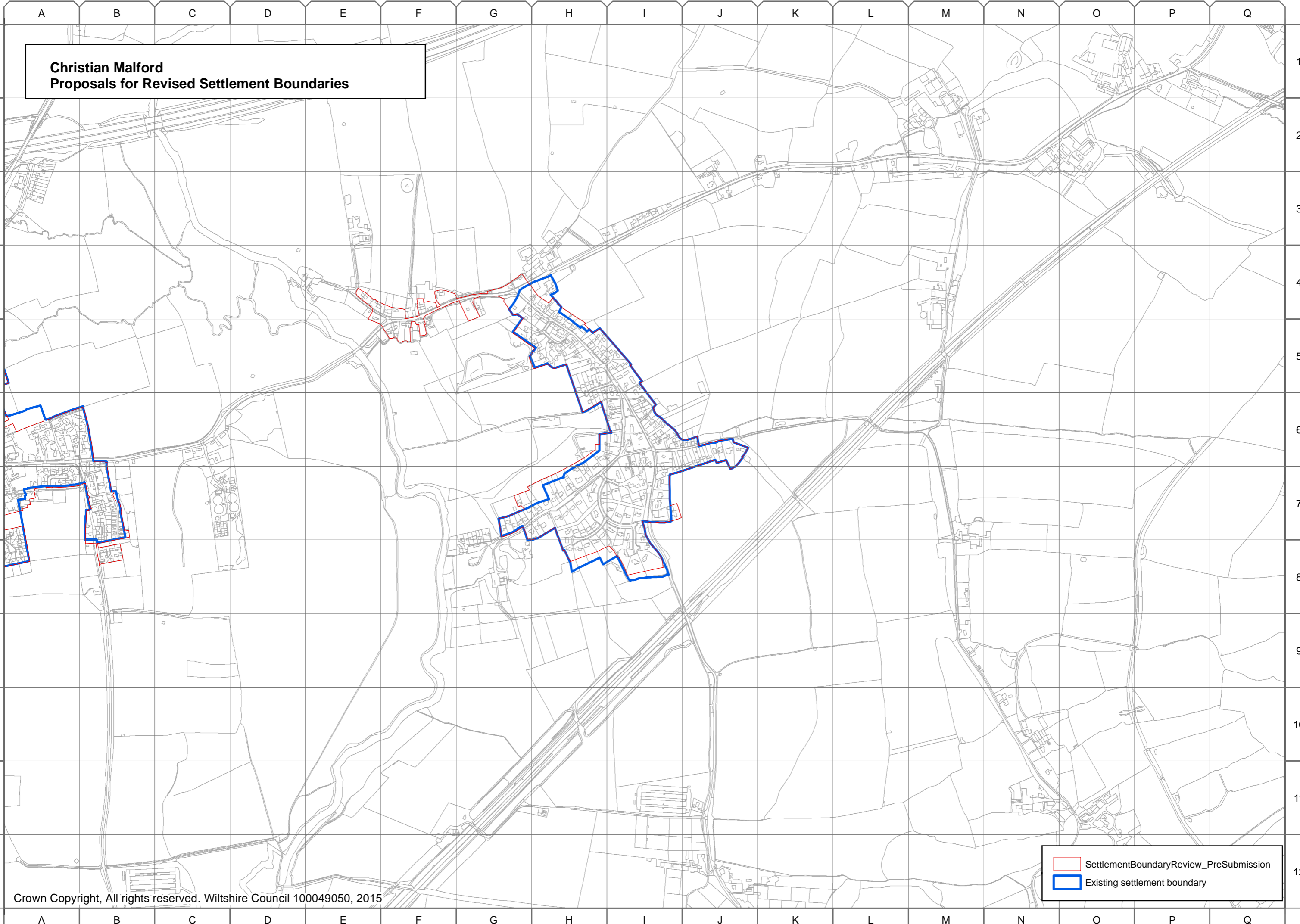
| SHLAA ref | Site name | Approximate dwelling capacity |
|-----------------------|-------------------------------------|-------------------------------|
| Hullavington | | |
| 690 | Land adjacent to the Primary School | 50 |
| Yatton Keynell | | |
| 482 | Land East of Farrells Field | 30 |
| TOTAL: | | 80 |



Settlement Boundary Review

- 6.3 The Plan has reviewed the settlement boundaries of the following settlements within the Chippenham Community Area Remainder:
- Christian Malford
 - Hullavington
 - Kington St. Michael
 - Sutton Benger, and
 - Yatton Keynell
- 6.4 No settlements in the Chippenham Community Area Remainder are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Christian Malford
Proposals for Revised Settlement Boundaries**



| | |
|---|--|
|  | SettlementBoundaryReview_PreSubmission |
|  | Existing settlement boundary |

Christian Malford

A.1 The preceding map of Christian Malford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Christian Malford Settlement Boundary

| Map Grid Reference (14) | Proposed Amendments |
|------------------------------------|---|
| G7, H7, H6 (S) | Amendment to include community facilities which primarily relate to the settlement and to include curtilages of properties that have limited capacity to extend the built form of the settlement. |
| H4 (S), H5 | Amend boundary to include development and curtilages of properties that have limited capacity to extend the built form of the settlement. |
| H4 | Amend boundary to exclude employment land on the edge of the large village. |
| I7 | Amendment to include residential development that is physically related to the settlement. |
| H8, I8 | Amend boundary to exclude curtilages of properties that relate more closely to the open countryside. |
| E4, F4, F5, G4, H4 | Amend boundary to include areas of built residential development physically related to the settlement. |

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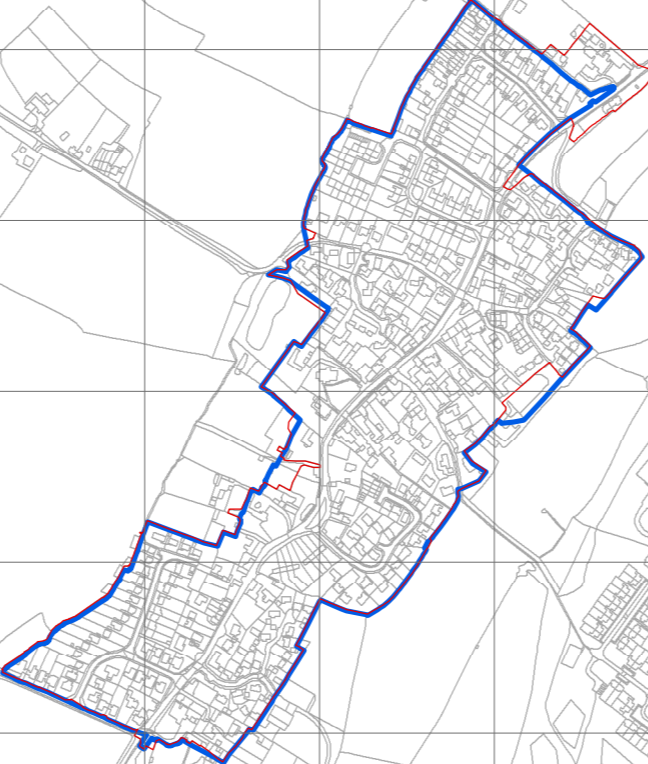
14 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

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**Hullavington
Proposals for Revised Settlement Boundaries**

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SettlementBoundaryReview_PreSubmission
Existing settlement boundary

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

Hullavington

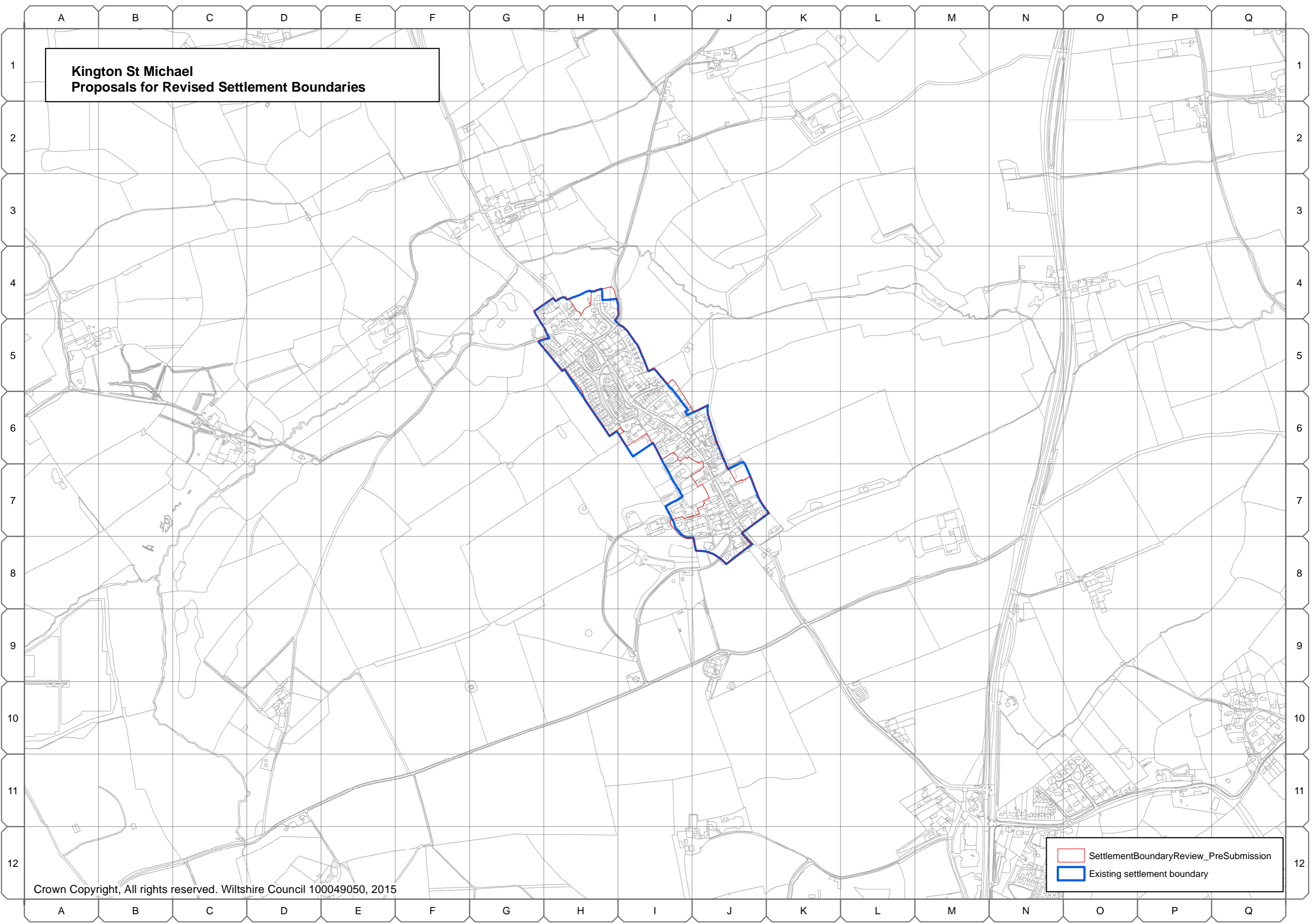
A.2 The preceding map of Hullavington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Hullavington Settlement Boundary

| Map Grid Reference | Proposed Amendments |
|---------------------------|---|
| H7 | Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and to remove area of land more closely related to the open countryside. |
| J4, J5 | Amend boundary to include community facilities development (i.e. school) that is physically related to the settlement. |
| J5 | Amend boundary to include residential development that is physically related to the settlement and to follow but not include clearly defined physical feature – the road. |
| J6, J7 | Amend boundary to remove area of land more closely related to the countryside. |

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

**Kington St Michael
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Kington St Michael

A.3 The preceding map of Kington St Michael illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Kington St Michael Settlement Boundary

| Map Grid Reference ⁽¹⁷⁾ | Proposed Amendments |
|------------------------------------|--|
| I7 | Amend boundary to exclude employment land and amenity space at the edge of settlement and land that more closely relates to the countryside. |
| I6 | Amend boundary to exclude area of land that more closely relates to the countryside. |
| H6, H5 | Amend boundary to follow clearly defined physical features. |
| H4 | Amend boundary to exclude curtilage with the capacity to extend the built form of the settlement and that primarily relates to the countryside. |
| H4 (E) | Amend boundary to follow defined physical features, including curtilages of properties more closely related to the settlement. |
| I6 (NE), I5 | Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement. |
| J7 | Amend boundary to exclude area of land that more closely relates to the countryside and has the capacity to extend the built form of the settlement. |

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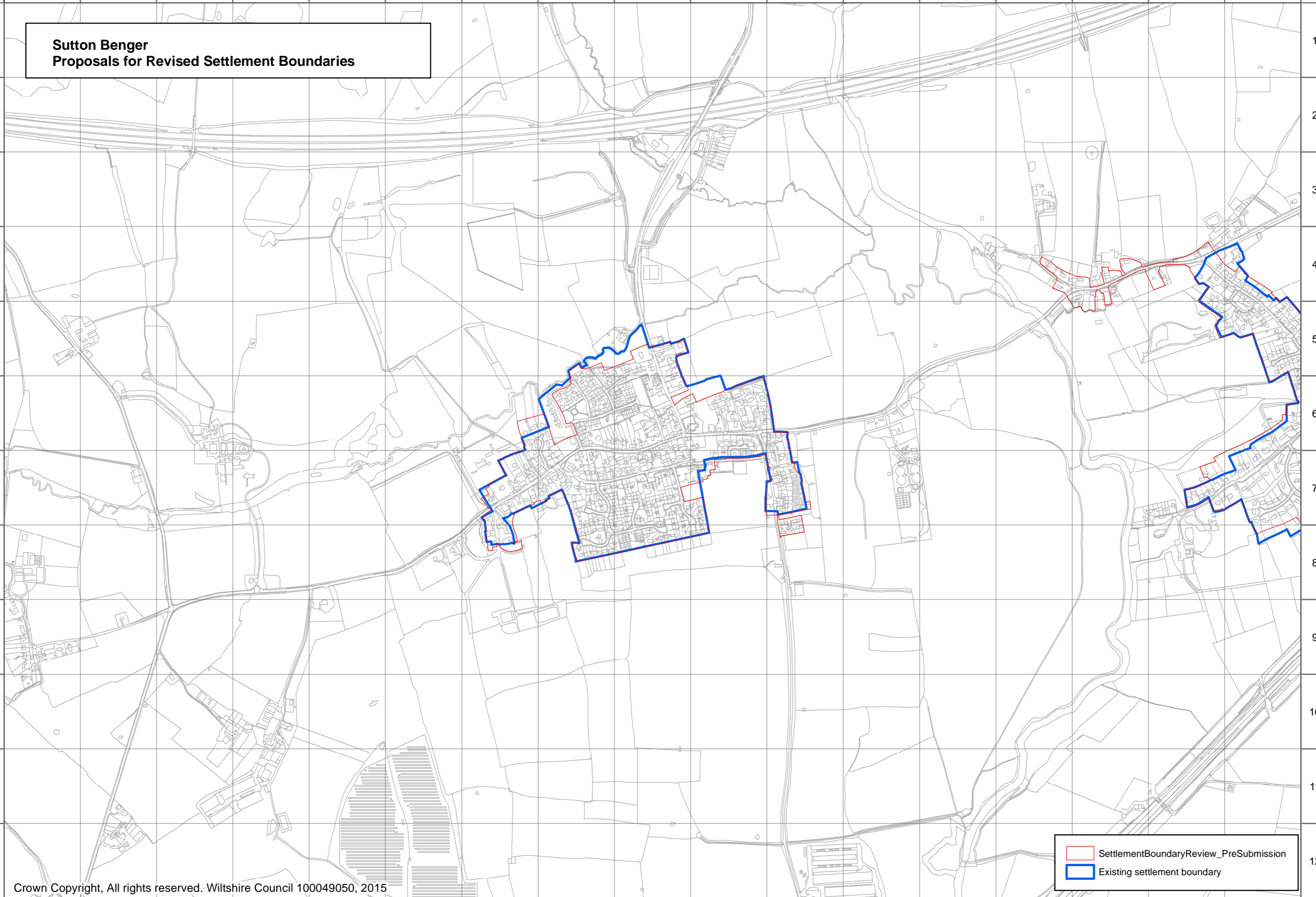
17 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

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**Sutton Benger
Proposals for Revised Settlement Boundaries**

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SettlementBoundaryReview_PreSubmission
Existing settlement boundary

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Sutton Benger

A.4 The preceding map of Sutton Benger illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Sutton Benger Settlement Boundary

| Map Grid Reference (19) | Proposed Amendments |
|------------------------------------|--|
| G8, G7 (S) | Amend boundary to take into account built residential development and curtilages of properties that do not have the capacity to extend the built form of the settlement. |
| G7 (W) | Amend boundary to exclude area of land more closely related to the countryside and to follow clearly defined features – curtilages of properties. |
| G6 | Amendment to take into account area of built residential development physically related to the settlement. |
| H6 | Amend boundary to follow defined features – curtilages of properties. |
| H5, H6 (NE), I6 (N), I5 | Amend boundary to remove parcel of land more closely related to the countryside. |
| I6 (E) | Amend boundary to remove parcel of land more closely related to the countryside. |
| K7 | Amendment to boundary to follow but not include clearly defined physical feature – the road. |
| K7 (S) | Amend boundary to include curtilages of properties that do not have the capacity to extend the built form of the settlement and to follow clearly defined physical features. |
| K8, K7 | Amend boundary to include area of built residential development physically related to the settlement. |
| J7 (N) | Amend boundary to include community facility development physically related to the settlement. |
| J7 (W), I7 (E) | Amend boundary to exclude recreational space at the edge of settlement that primarily relates to the countryside. |

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

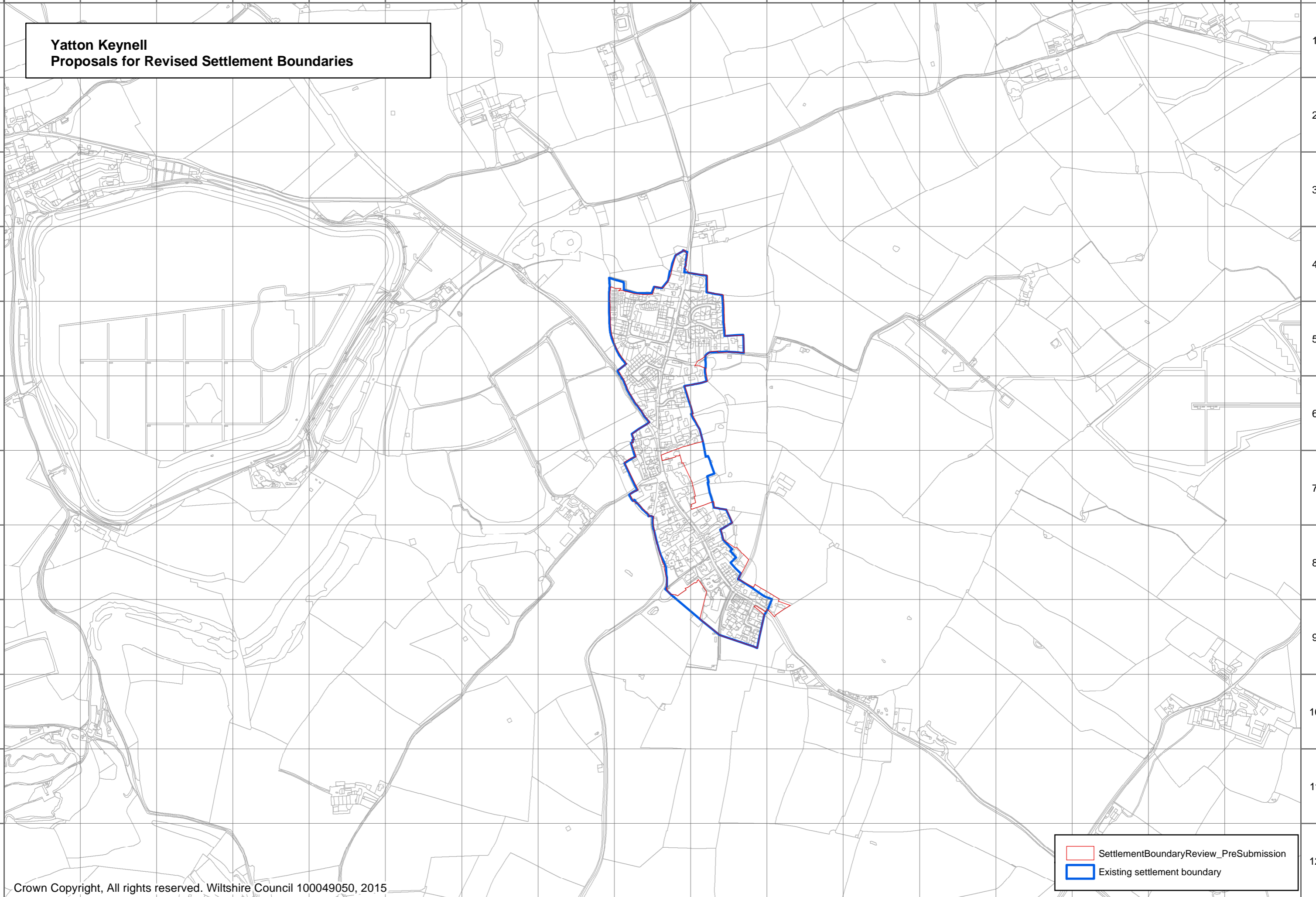
19 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

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**Yatton Keynell
Proposals for Revised Settlement Boundaries**

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SettlementBoundaryReview_PreSubmission
Existing settlement boundary

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

Yatton Keynell

A.5 The preceding map of Yatton Keynell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Yatton Keynell Settlement Boundary

| Map Grid Reference (21) | Proposed Amendments |
|------------------------------------|--|
| J9 (NW), J8 (SW), I8 (SE) | Amend boundary to exclude area of land more closely related to the countryside. |
| I4, H4 | Amend boundary to exclude area of land more closely related to the countryside. |
| J5 | Amend boundary to exclude area of land more closely related to the countryside. |
| I6, I7, J7 | Amend boundary to exclude curtilages of properties with the capacity to substantially extend the built form of the settlement and are more closely related to the countryside. |
| J8 | Amend boundary to include area of built residential development physically related to the settlement. |
| J8 (S), K9 | Amend boundary to include area of built residential and curtilages of properties that do not have the capacity to extend the built form of the settlement. |

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

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

Appendix B: SHLAA sites considered during the site selection process

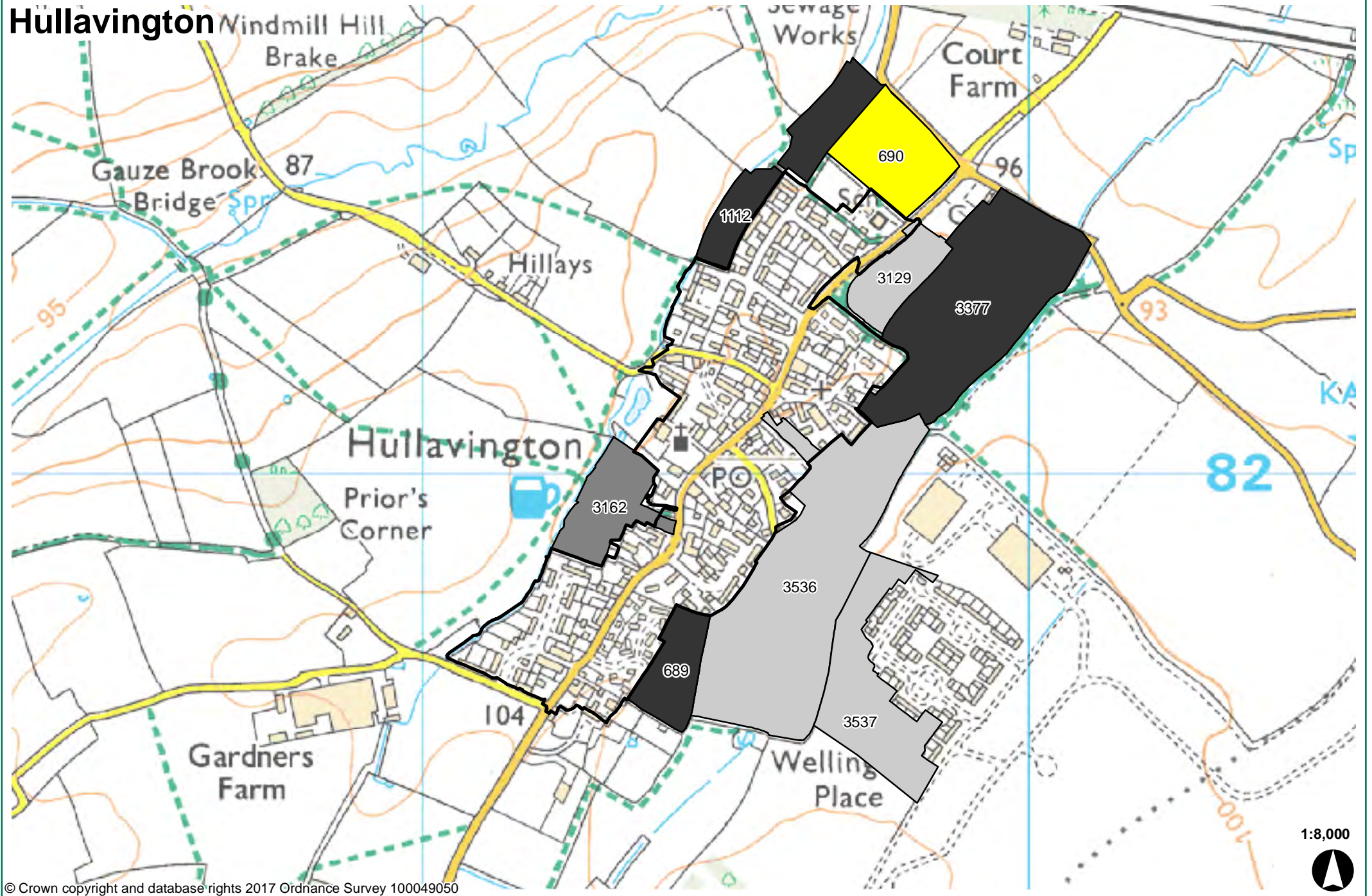
Christian Malford



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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

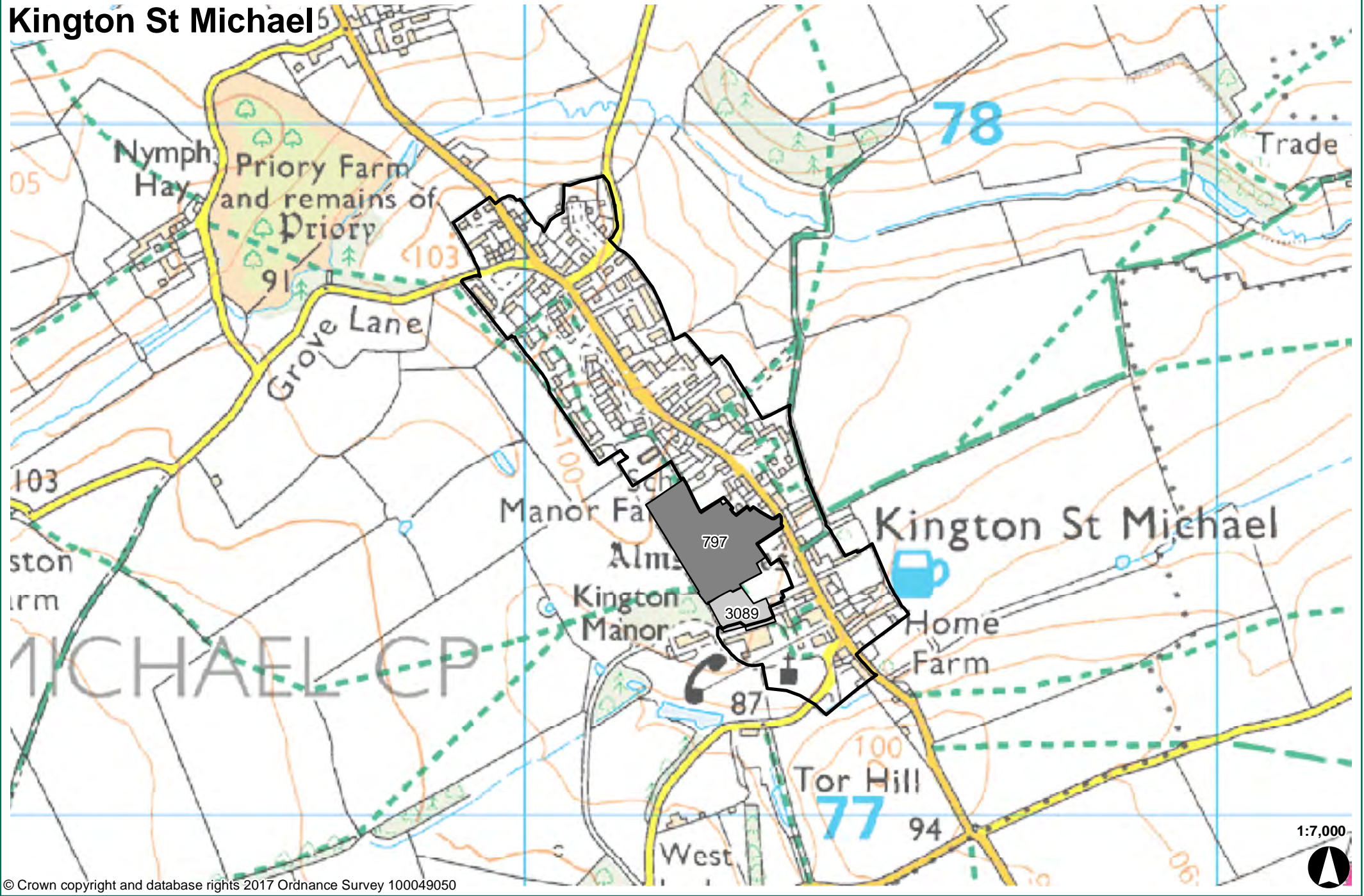
Hullavington



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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

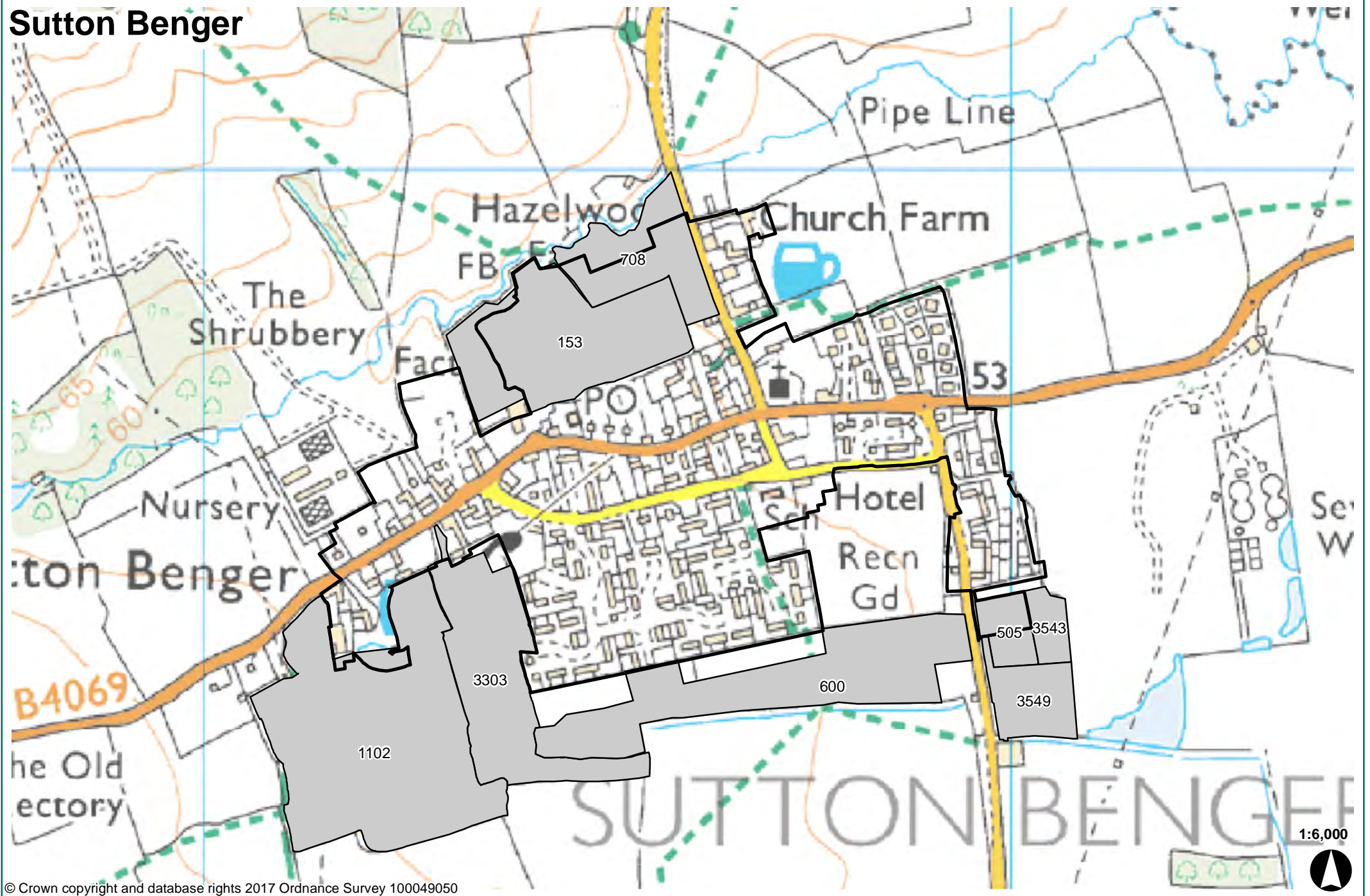
Kington St Michael



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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

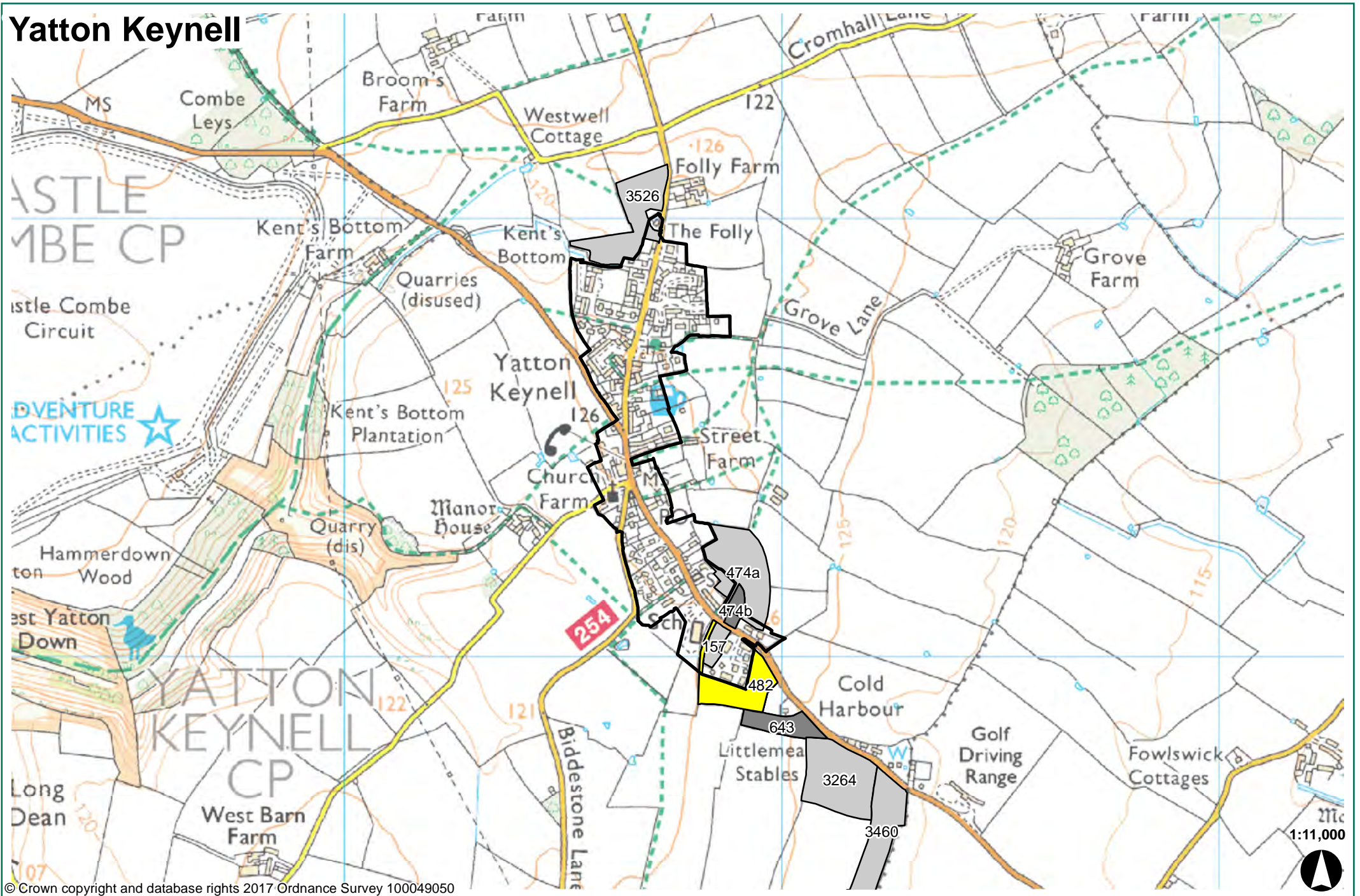
Sutton Benger



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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Yatton Keynell

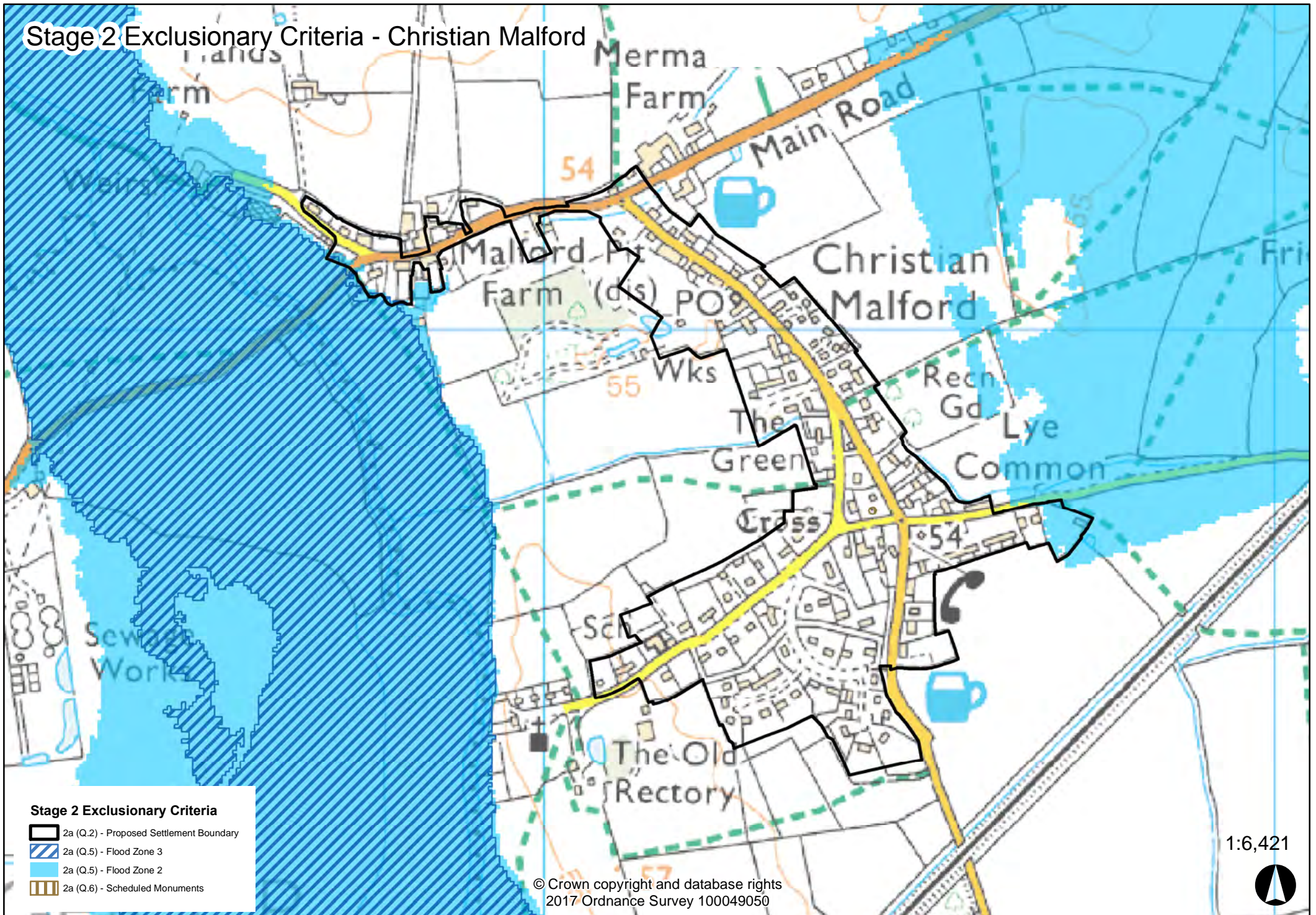


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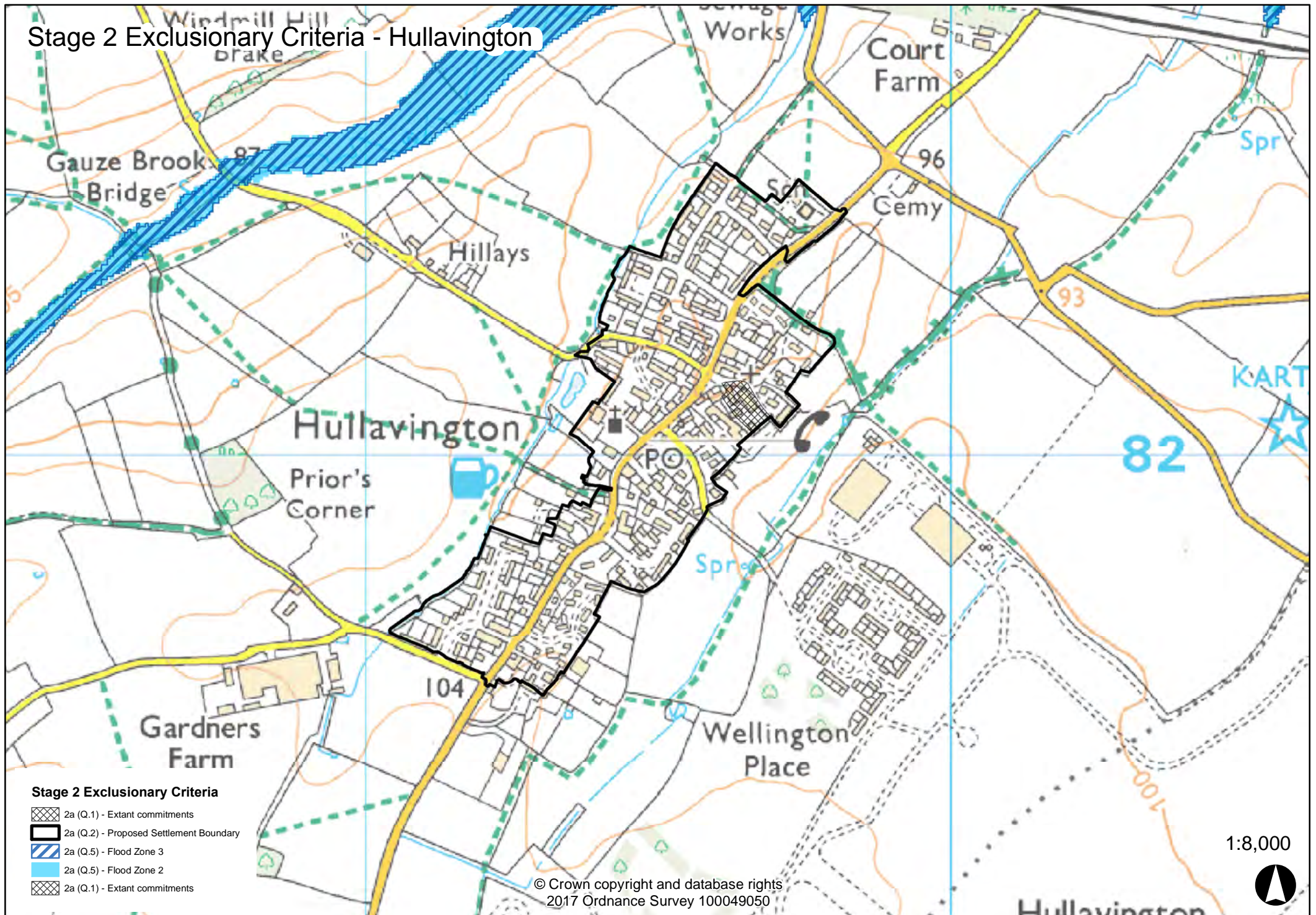
- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

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

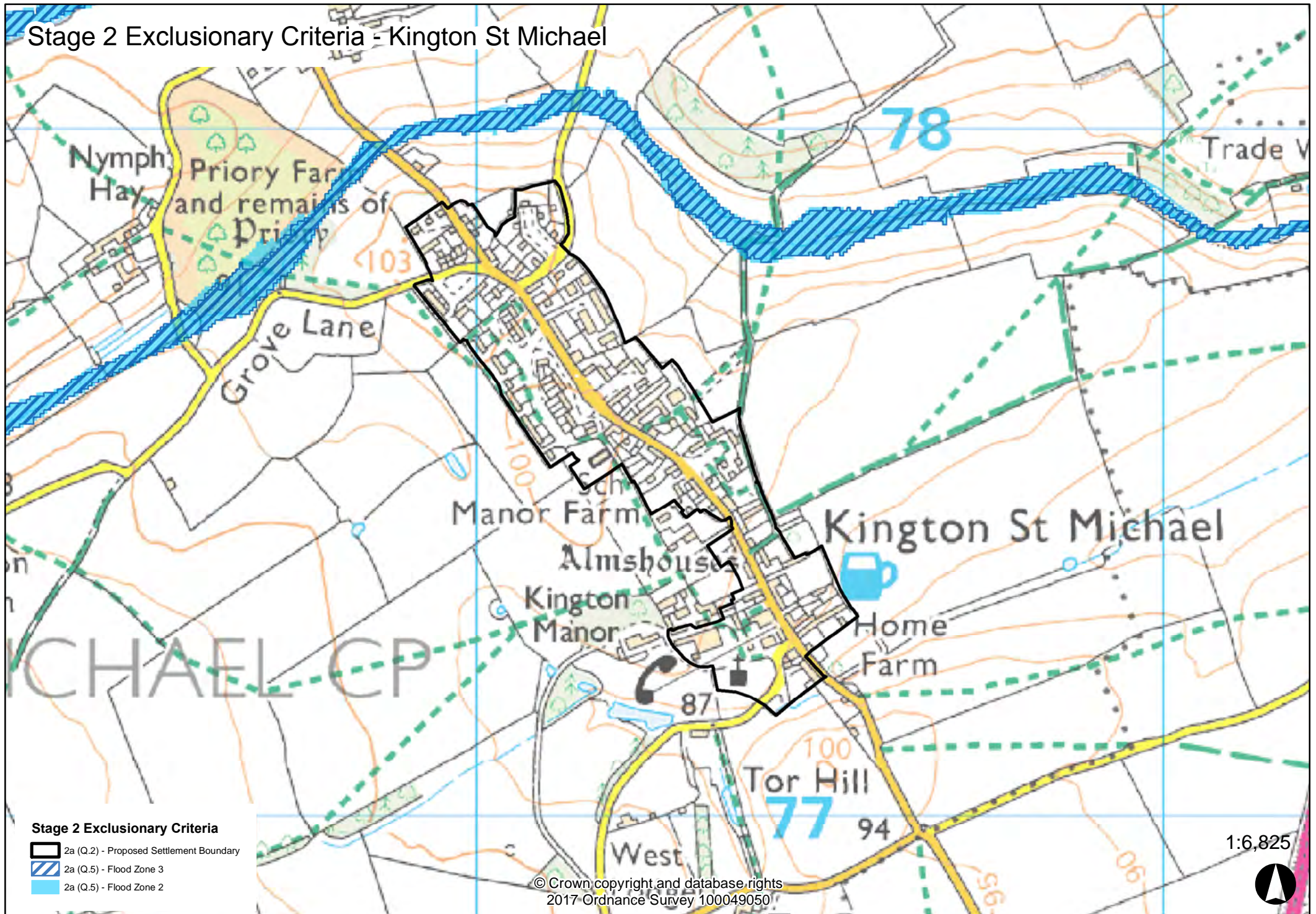
Stage 2 Exclusionary Criteria - Christian Malford



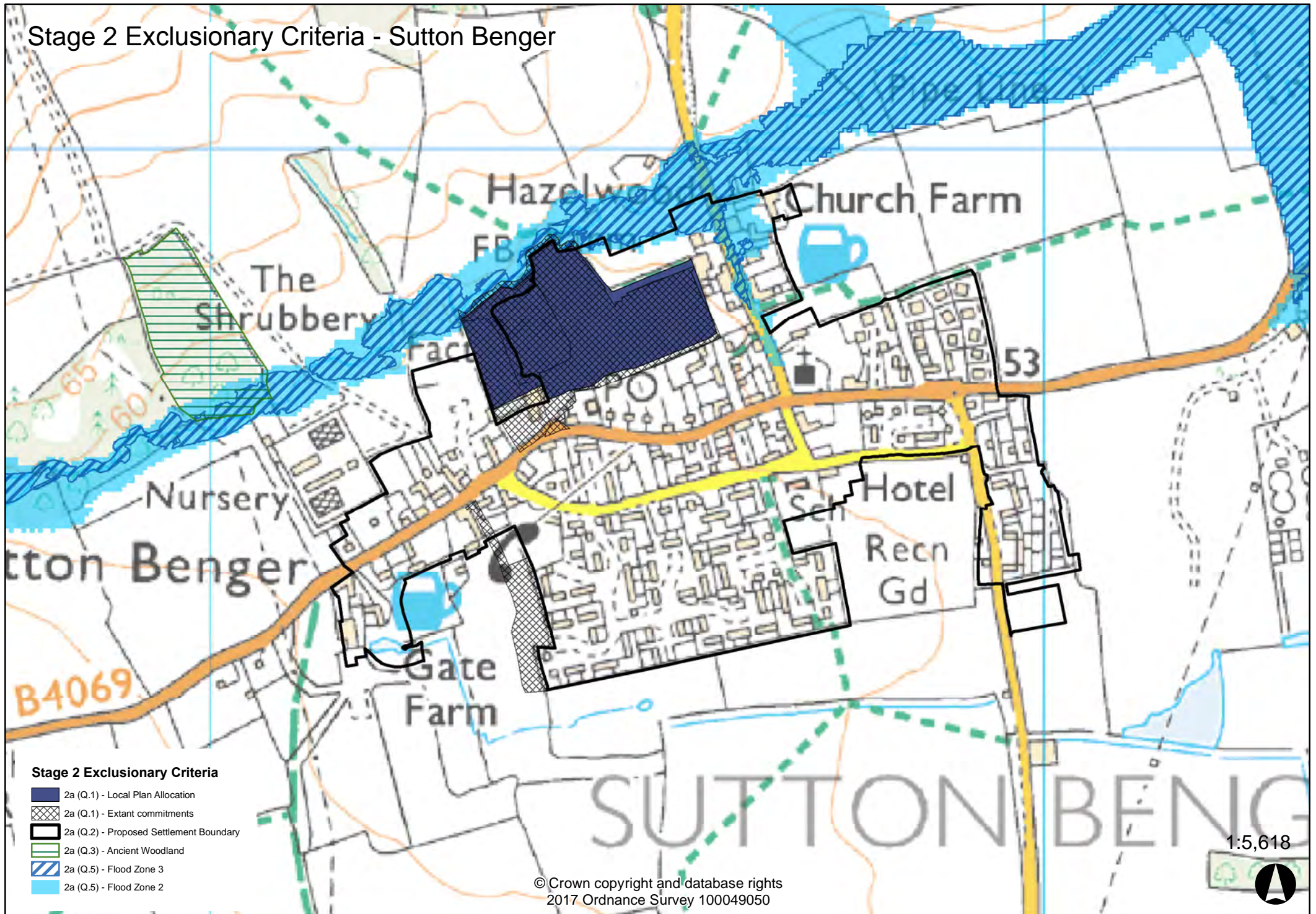
Stage 2 Exclusionary Criteria - Hullavington



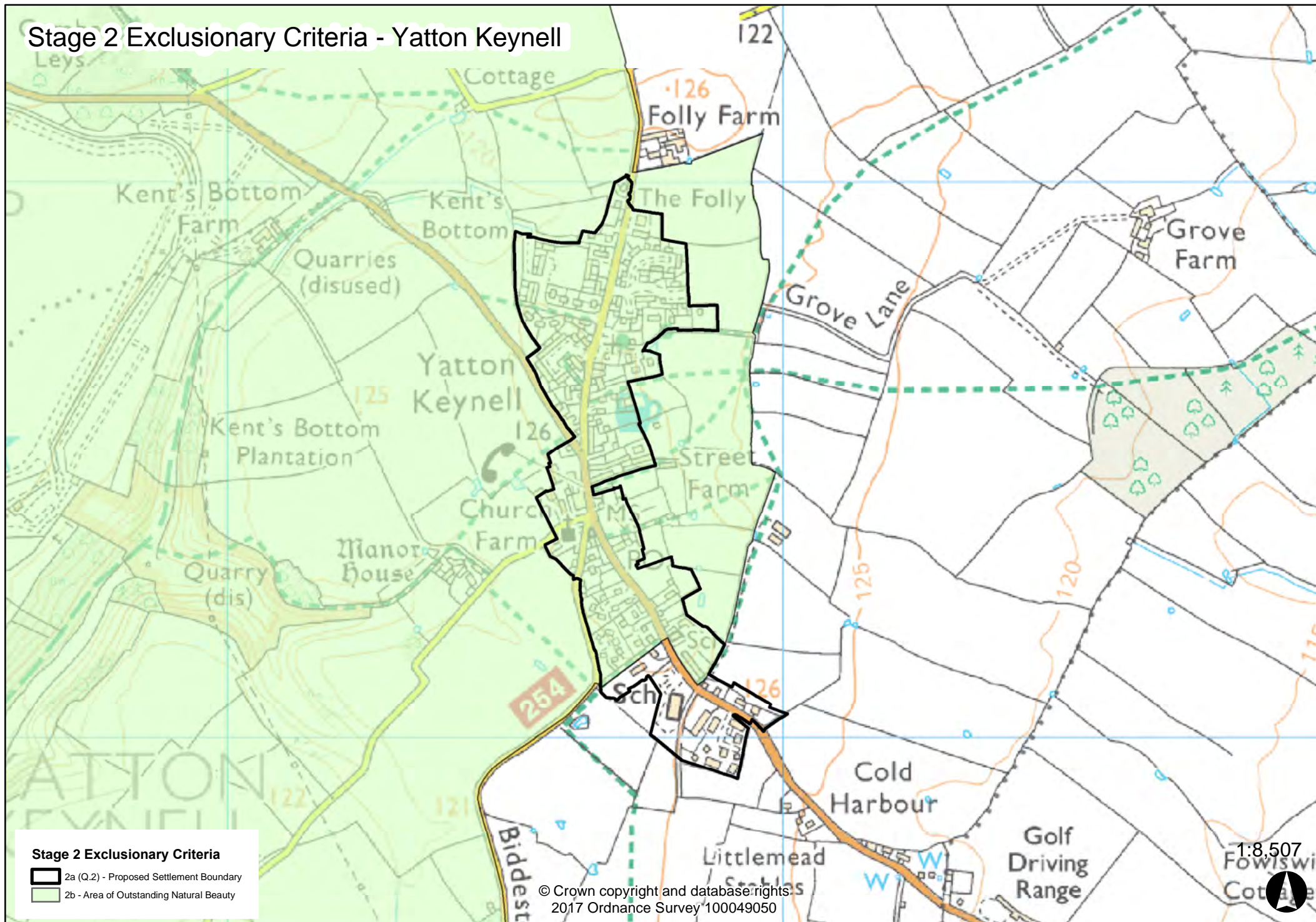
Stage 2 Exclusionary Criteria - Kington St Michael



Stage 2 Exclusionary Criteria - Sutton Benger



Stage 2 Exclusionary Criteria - Yatton Keynell



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

Table D.1 Stage 2a colour grading

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

Table D.2 Stage 2a exclusionary questions

| Exclusionary questions |
|---|
| 1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is? |
| 2. Is the site fully or partly within the settlement boundary ⁽²²⁾ ? |
| 3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)? |
| 4. Is the site fully or partly within green belt? |
| 5. Is the site fully or partly within flood risk areas, zones 2 or 3? |
| 6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)? |

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

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

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | |
|---|--|----------|---|---|---|---|---|---|-------------------------------------|-------------------------------------|---------------------------------------|---------------|---|--------------|
| SHLAA Site Ref | Site Name | Capacity | Strategic (exclusionary) criteria ⁽²³⁾ | | | | | | Remaining developable site capacity | Land available? Y/N ⁽²⁴⁾ | Land developable? Y/N ⁽²⁵⁾ | Consideration | Recommendation (take forward/ remove) | |
| | | | 1 | 2 | 3 | 4 | 5 | 6 | | | | | | |
| Christian Malford | | | | | | | | | | | | | | |
| 466 | Land off Church Lane (including Land at 1 The Green) | 116 | N | P | N | N | N | P | N | 113 | Y | Y | Partially within Flood Zone. Partially within settlement boundary. Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 627 | Land at Station Road | 10 | Y | | | | | | | | | | Detached from the settlement. Exclusionary criteria met, remove from further consideration. | Remove |
| 688 | Land on | 15 | N | N | N | N | N | N | N | 14 | Y | Y | Does not meet exclusionary criteria. | Take forward |
| 706 | Land at Station Road | 41 | Y | Y | N | N | N | N | N | 16 | U | | Landowner did not respond to survey. | Remove |

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

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

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

Area of search: Chippenham Community Area Remainder

| | | | | | | | | | | | | | |
|------|----------------------------------|----|---|---|---|---|---|---|----|---|---|---|--------------|
| 3248 | Land to the east of Station Road | 75 | N | N | N | N | N | N | 73 | Y | N | Partially within Flood Zone 2. Whilst the remainder of the site is developable, there is insufficient point of vehicular access. Suitable access to the site would require crossing third party land. | Remove |
| 3398 | Land off Station Road | 47 | N | N | N | N | N | N | 47 | Y | N | It is not clear how direct vehicular access to this site is considered to be achievable or footway connection to the site. Access to the site would require crossing third party land. | Remove |
| 3400 | Land to North of B4069 | 78 | N | N | N | N | N | N | 78 | Y | Y | Does not meet exclusionary criteria. | Take forward |
| 3436 | The Paddock, Malford Farmhouse | 10 | N | N | N | N | N | N | 10 | Y | Y | Does not meet exclusionary criteria. | Take forward |
| 3439 | Land south of Malford Farmhouse | 67 | N | N | N | N | N | P | 30 | Y | N | Partially within Flood Zones 2 & 3. No obvious access to the site from the B4069 / Main Road. Exclusionary criteria met, remove from further consideration. | Remove |

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | |
|---|---|----|---|---|---|---|---|---|---|----|---|---|---|--------------|
| 3440 | The Bakehouse, 40 Main Road | 11 | N | N | N | N | N | N | N | 11 | Y | Y | Does not meet exclusionary criteria. | Take forward |
| 3548 | Land south of Main Road, adjacent the Mermaid Inn | 69 | N | N | N | N | N | N | N | 68 | Y | Y | Exclusionary criteria not met, take forward for further consideration. Site is partially a commitment, and the remainder of the site has capacity for 68 dwellings. | Take forward |
| Hullavington | | | | | | | | | | | | | | |
| 689 | Land directly behind Gardners Drive | 36 | N | N | N | N | N | N | N | 36 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 690 | Land adjacent | 86 | N | N | N | N | N | N | N | 86 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 1112 | Land to rear of Newton | 24 | N | N | N | N | N | N | N | 24 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 3129 | The Street, Hullavington | 36 | N | N | N | N | N | N | N | 36 | U | | Exclusionary criteria not met, but unknown availability. | Remove |
| 3162 | Rear of Darley House, The Street | 45 | N | P | N | N | N | N | N | 45 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | |
|---|--|-----|---|---|---|---|---|---|---|-----|---|---|---|--------------|
| 3377 | Land at Green Lane | 156 | N | N | N | N | N | N | N | 156 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 3536 | Hullavington Central, The Barns at Mays Farm | 209 | N | N | N | N | N | N | N | 209 | Y | N | Suitable vehicular access is not considered possible. | Remove |
| 3537 | Land south and west of Wellington Place | 82 | N | N | N | N | N | N | N | 82 | Y | N | Suitable vehicular access is not considered possible. | Remove |
| Kington St Michael | | | | | | | | | | | | | | |
| 797 | Manor Farm | 42 | N | P | N | N | N | N | N | 42 | Y | Y | Exclusionary criteria not met, take forward for further consideration. | Take forward |
| 3089 | Manor Farm | 10 | N | N | N | N | N | N | N | 10 | U | | Exclusionary criteria met, remove from further consideration. | Remove |
| Sutton Benger | | | | | | | | | | | | | | |
| 153 | Chicken Factory | 80 | Y | | | | | | | | | | Site is committed / competed. Exclusionary criteria met, remove from further consideration. | Remove |
| 505 | The Paddock | 13 | P | | | | | | | 6 | U | | Part of the site is already a commitment and the residual area would have capacity for 6 dwellings. Exclusionary criteria not met, however land | Remove |

Area of search: Chippenham Community Area Remainder

| | | | | | | | | | | | | | | | | | | | | | | | | |
|------|--|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---|---|--|--------------|
| | | | | | | | | | | | | | | | | | | | | availability is unknown and therefore surety of supply cannot be guaranteed so site removed from further consideration. | | | | Remove |
| 600 | Land at Sutton Lane | 84 | | | | | | | | | | | | | | | | | | Exclusionary criteria not met, take forward for further consideration. | Y | Y | | Take forward |
| 708 | Land at Seagry Road | 41 | | | | | | | | | | | | | | | | | | Site is already committed. Exclusionary criteria met, remove from for further consideration. | | | | Remove |
| 1102 | Land at Gate Farm | 147 | | | | | | | | | | | | | | | | | | Exclusionary criteria not met, take forward for further consideration. | Y | Y | | Take forward |
| 3303 | Arms Farm | 66 | | | | | | | | | | | | | | | | | | Exclusionary criteria not met, take forward for further consideration. | Y | Y | | Take forward |
| 3543 | Land at Sutton Lane | 11 | | | | | | | | | | | | | | | | | | Exclusionary criteria not met, however it is not clear how this site would be accessed from the highway. | Y | N | | Remove |
| 3549 | Land north of Queensfield Barns, Sutton Lane | 23 | | | | | | | | | | | | | | | | | | Exclusionary criteria not met. Site taken forward. | Y | Y | | Take forward |

Yatton Keynell

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | |
|---|--|----|---|---|---|---|---|---|----|---|---|--------------|
| 157 | Countrywide Store | 9 | Y | | | | | | 0 | | | Remove |
| 482 | Land East of Farrells Field | 32 | N | N | N | N | N | N | 31 | Y | Y | Take forward |
| 643 | Land at Littlemead Farm | 18 | N | N | N | N | N | N | 18 | Y | Y | Take forward |
| 474a | Land to East of Yatton Keynell | 50 | P | N | N | N | N | N | 28 | U | | Remove |
| 474b | Land adjacent to The Old Forge, The Street | 7 | N | P | N | N | N | N | 7 | Y | Y | Take forward |
| 3264 | Land Opposite Tiddleywinks | 53 | Y | | | | | | | | | Remove |
| 3460 | Little Hailmores, Tiddleywink | 45 | Y | | | | | | | | | Remove |

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | |
|---|-------------------------|----|---|---|---|---|---|---|---|----|---|---|--|--------------|
| 3526 | The Pholly's and Fields | 45 | N | P | N | N | N | N | N | 45 | Y | Y | Site is partially within settlement boundary. For the remainder the exclusionary criteria not met, take forward for further consideration. | Take forward |

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

| Settlement | SHLAA sites removed due to application of exclusionary criteria (Stage 2a) | SHLAA sites taken forward to the next stage (2b) |
|--------------------|--|--|
| Christian Malford | 627, 706, 3248, 3398, 3439 | 466, 688, 3400, 3436, 3440, 3548 |
| Hullavington | 3129, 3536, 3537 | 689, 690, 1112, 3162, 3377 |
| Kington St Michael | 3089 | 797 |
| Sutton Benger | 153, 505, 708, 3543 | 600, 1102, 3303, 3549 |
| Yatton Keynell | 157, 474a, 3264, 3460 | 474b, 482, 643, 3526 |

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

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

| Assessment Criteria | Large Villages | | | | |
|--|-------------------|--------------|--------------------|---------------|----------------|
| | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| Number of dwellings in village (2006) ⁽²⁶⁾ | 279 | 470 | 310 | 392 | 322 |
| Housing completions (2006 – 2016) ⁽²⁷⁾ | 22 | 35 | 17 | 99 | 31 |
| Developable commitments (2016 – 2026) | 10 | 9 | 8 | 7 | 0 |
| Proportionate % growth of village (2006 – 2026) | 11.5% | 9.4% | 8.1% | 27.0% | 9.6% |
| Have local housing needs for the Plan period already been met? | | | | | |

26 2011 census data (minus housing completions 2011-2016)

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

| Large Villages | |
|--|--|
| Assessment Criteria | Large Villages |
| Have local housing needs already been considered by a sufficiently advanced neighbourhood plan? | Christian Malford |
| | <p>The Neighbourhood Plan is proposing to allocate sites for 38 dwellings within the village. The draft Plan (Regulation 16) has been submitted to the Council for consultation.</p> |
| | <p>The Neighbourhood Plan is proposing to include policy to direct future development and address other areas identified in the on-going consultation with the community within the plan area. However the plan is at early stages and no site assessments have been undertaken.</p> <p>A parish housing needs survey was carried out in 2011.</p> <p>This survey's recommendations describe the need of households unable to afford accommodation on the open market.</p> |
| | <p>The Neighbourhood area was designated on 2 September 2015. The parish council submitted that the NP would seek to include provisions for housing, local business and the use of the large areas of agricultural land within the plan area.</p> <p>No local housing needs survey.</p> |
| | <p>The Sutton Benger Neighbourhood area was designated on 9 December 2015. The plan will seek to include provisions for housing, local business and the use of the large areas of agricultural land within the plan area, while retaining a balanced, sustainable, and sympathetic to retaining the existing character of this Wiltshire rural village community.</p> <p>However, the plan is not at a sufficiently advanced stage. A parish housing needs survey was carried out in 2015.</p> |
| | <p>There is no neighbourhood plan under preparation. No local housing needs survey.</p> |
| | <p>Yatton Keynell</p> |

| Large Villages | | | | | |
|---------------------|-------------------|--------------|---|---------------|---|
| Assessment Criteria | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| | | | <p>The following indicates the minimum need over the next three years for affordable housing development in the parish, based on the responses to the survey:</p> <p>Subsidised rented housing</p> <ul style="list-style-type: none"> • 3 x one bed home for singles / couples • 1 x two bed home for a family • 2 x three bed home for families <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 3 x two bed home for families | | <p>This survey's recommendations concentrate on households unable to afford accommodation on the open market.</p> <p>The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey.</p> <p>Subsidised rented housing</p> <ul style="list-style-type: none"> • 2x two bedroom homes (1x wheelchair accessible, single level, providing help |

| Large Villages | | | | | |
|---------------------|-------------------|---|--------------------|---|----------------|
| Assessment Criteria | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| | | <ul style="list-style-type: none"> • Sheltered housing for older people - none • Supported or adapted housing - none⁽²⁸⁾ | | <p>with personal care and access to e.g. Lifeline)</p> <ul style="list-style-type: none"> • 1x three bedroom home • 1x four bedroom home <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x three bedroom home • 1x four bedroom home <p>Sheltered housing for older people</p> <ul style="list-style-type: none"> • 1x two bedroom subsidised rented home (wheelchair accessible, single level, providing help with personal care, | |

28 Source: Hullavington Parish Housing Needs Survey 2011 (Wiltshire Council November 2011) <http://www.intelligencenetwork.org.uk/planning-housing/>

| Large Villages | | | | | |
|---|---|---|--|---|--|
| Assessment Criteria | Large Villages | | | | |
| | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)? | There are large swathes of flood zone to the east and west of the village. There are no designations within the village but there are several listed buildings. | There is a Conservation Area covering the redundant Hullavington Airfield to the south of the village. There is larger scale redevelopment opportunity at the redundant Hullavington Airfield. There are no designations within the village but there are several listed buildings. | There is a Conservation Area covering the southern half of the village. Both SHLAA sites are located within the Conservation Area and within the settlement boundary (one just partially). | 24hr support and access to e.g. Lifeline) ⁽²⁹⁾ | The majority of the village is located in the Cotswolds AONB. There is also a designated central Conservation Area at this settlement. |

| Large Villages | |
|--|--|
| Assessment Criteria | |
| <p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p> | <p>Christian Malford</p> <p>Primary school provision</p> <p>Christian Malford Primary School does have surplus places and would benefit from housing within its catchment area.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham.</p> |
| | <p>Hullavington</p> <p>Primary school provision</p> <p>Hullavington Primary School is currently full. It is on a site that should enable expansion of the school.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be</p> |
| | <p>Kington St Michael</p> <p>Primary school provision</p> <p>Kington St Michael primary have recently added an additional teaching space so have some surplus places, although two year groups have only 1 place available. A small number of houses in this village should be fine.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the</p> |
| | <p>Sutton Benger</p> <p>Primary school provision</p> <p>The primary school is currently being expanded to cater for housing already approved in their catchment area. The school is forecast to be full and remain so as new houses are occupied. The school site is very small and further expansion may not be possible.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools</p> |
| | <p>Yatton Keynell</p> <p>Primary school provision</p> <p>The primary school is almost full but numbers are forecast to decrease slightly over the coming years in line with a declining birth rate. They are on a large site however so expansion should be possible.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools</p> |

| Large Villages | | |
|---------------------|--------------------|--|
| Assessment Criteria | Yatton Keynell | will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion. |
| | Sutton Benger | Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion. |
| | Kington St Michael | proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion. |
| | Hullavington | sought from all developments towards that expansion. |
| | Christian Malford | Contributions will be sought from all developments towards that expansion. |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham.</p> |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham and Malmesbury.</p> |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham and Malmesbury.</p> |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham.</p> |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham.</p> |
| | | <p>Transport</p> <p>A regular bus service exists connecting the village with Chippenham.</p> |

| Large Villages | | | | | | |
|---|---|--|---|---|---|---|
| Assessment Criteria | | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan? | | The Parish Council did not respond to consultation on the Housing Site Allocations DPD. | The Parish Council did not respond to consultation on the Housing Site Allocations DPD. | The Parish Council did not respond to consultation on the Housing Site Allocations DPD. | The Parish Council did not respond to consultation on the Housing Site Allocations DPD. | The Parish Council did not respond to consultation on the Housing Site Allocations DPD. |
| Sites submitted to the Strategic Housing Land Availability Assessment | How many sites were submitted to the SHLAA? | 11 sites SHLAA sites 466, 706, 627, 3398, 3436, 3439, 3400, 3440, 3248, 3398, 3548 | 8 sites SHLAA sites 689, 690, 1112, 3129, 3377, 3162, 3536, 3537 | 2 sites SHLAA sites 797, 3089 | 8 sites SHLAA sites 153, 600, 708, 505, 1102, 3303, 3543, 3549 | 8 sites SHLAA sites 157, 474a, 474b, 482, 643, 3264, 3460, 3526 |
| | How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more | 6 (294 dwellings) SHLAA sites: 466, 3400, 688, 3436, 3440, 3548 | 5 (347 dwellings) SHLAA sites: 689, 690, 1112, 3162, 3377 | 1 (42 dwellings) SHLAA site: 797 | 4 (320 dwellings) SHLAA sites: 600, 1102, 3303, 3549 | 4 (101 dwellings) SHLAA sites: 482, 643, 474b, 3526 |

| Assessment Criteria | | Large Villages | | | | |
|--------------------------------|---|---|---|---|---|--|
| | | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| | detailed assessment (total remaining capacity ⁽³⁰⁾)? | | | | | |
| Summary and conclusions | Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process? | Due to the Christian Malford Neighbourhood Plan being at a sufficiently advanced stage, the neighbourhood plan is the appropriate mechanism for the consideration of potential housing sites. Therefore it is | There are no reasons for not carrying forward Hullavington. | There are no reasons for not carrying forward Kington St Michael. | There is pressure on primary school spaces in Sutton Benger with little scope for expansion on the existing site. All five villages have seen some growth since 2006. In Sutton Benger this is particularly high at 27%, compared to the average in the other villages. | The Community Area includes part of the Cotswolds AONB but this only directly affects the village of Yatton Keynell. The majority of Yatton Keynell is covered by the AONB. Since there are sites to the south of the village located outside of the AONB, |

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

| Large Villages | | | | | |
|---------------------|-------------------|--|--------------------|---------------|--|
| Assessment Criteria | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| | | recommended that this village is not carried forward for further assessment. | | | Due to this higher proportion of growth and the primary school capacity issues in Sutton Benger it is recommended that this village is not carried forward for further assessment. |

| Assessment Criteria | | Large Villages | | | | |
|---------------------|--|-------------------|--------------|--------------------|---------------|----------------|
| | | Christian Malford | Hullavington | Kington St Michael | Sutton Benger | Yatton Keynell |
| Conclusion: | | REMOVE | TAKE FORWARD | TAKE FORWARD | REMOVE | TAKE FORWARD |
| | | | | | | |

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

| Settlement(s) | SHLAA sites removed through consideration of Large Villages (Stage 2b) | SHLAA sites taken forward to the next stage |
|--------------------|--|---|
| Christian Malford | 466, 3400, 688, 3436, 3440, 3548 | None |
| Hullavington | None | 689, 690, 1112, 3162, 3377 |
| Kington St Michael | None | 797 |
| Sutton Benger | 600, 1102, 3303, 3549 | None |
| Yatton Keynell | 3526 | 482, 643, 474b |

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

Table F.1 Generic Assessment Scale⁽³¹⁾

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

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

Table F.2 Stage 3 Sustainability Appraisal objectives

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

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

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | Is site proposed for Stage 4? | | | |
|---|--|---------------|---------------|---|----|---|----|-----|----|---|-----|---|----|-------------------------------|-----|---|-----|
| SHLAA Site Ref | Site Name | Site Capacity | SA Objectives | | | | | | | | | | | | | | |
| | | | 1 | 2 | 3 | 4 | 5a | 5b | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | |
| Hullavington | | | | | | | | | | | | | | | | | |
| 689 | Land directly behind Gardeners Drive, Hullavington | c.36 | - | - | -- | - | - | - | - | - | +++ | - | - | - | ++ | + | Yes |
| 690 | Land adjacent North of the Primary School – Hullavington | c.86 | - | - | -- | - | - | - | - | - | +++ | - | - | - | ++ | + | Yes |
| 1112 | Land to rear of Newton, Hullavington | c.24 | - | - | -- | - | - | -- | - | - | ++ | - | - | - | + | + | Yes |
| 3162 | Rear of Darley House, The Street, Hullavington | c.45 | -- | - | -- | - | - | -- | - | - | +++ | - | - | - | ++ | + | No |
| 3377 | Land at Green Lane, Hullavington | c.156 | - | - | -- | - | - | - | - | - | +++ | - | -- | - | +++ | + | Yes |
| Kington St Michael | | | | | | | | | | | | | | | | | |
| 797 | Manor Farm, Kington St Michael | c.42 | - | - | -- | - | - | --- | - | - | +++ | - | - | - | ++ | + | No |
| Yatton Keynell | | | | | | | | | | | | | | | | | |
| 474b | Land adjacent to The Old Forge, The Street, Yatton Keynell | c.7 | - | - | -- | - | - | -- | -- | - | + | - | - | - | + | + | No |

| Area of search: Chippenham Community Area Remainder | | | | | | | | | | | | | | Yes | | | |
|---|--|------|----|---|---|----|---|---|---|---|---|---|-----|-----|----|---|-----|
| 482 | Land East of Farrells Field, Yatton Keynell | c.31 | - | - | - | -- | - | - | - | - | - | - | +++ | - | ++ | + | Yes |
| 643 | Land at Littlemead Farm, Yatton Keynell | c.18 | -- | - | - | -- | - | - | - | - | - | - | ++ | - | + | + | No |

Table F.4

| Sustainability Appraisal - Summary of Assessment Site 689 – Land directly behind Gardeners Drive, Hullavington |
|--|
| <p>Site Overview</p> <p>This site option is located in the village of Hullavington. With an area of 1.49ha in area and has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.</p> |
| <p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Two moderate adverse effects have been identified. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. There is no capacity at the Hullavington sewage treatment works therefore capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Any proposals to develop the site would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate SuDS, however soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land (SA Obj. 5b).</p> <p>A range of minor adverse effects have been identified. The site is currently arable land, with field boundary hedgerows which may support some protected species therefore further ecological surveys would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly development would be unlikely to have an effect on the setting of these assets and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required to (SA Obj. 6).</p> <p>Development in this location would have a minor adverse impact on the visual amenity of this part of the village, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as</p> |

**Sustainability Appraisal - Summary of Assessment
Site 689 – Land directly behind Gardeners Drive, Hullavington**

Chippenham and Malmesbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village (SA Obj. 10). The assessment has also identified a major and a moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.5

**Sustainability Appraisal - Summary of Assessment
Site 690 – The Street, Hullavington**

Site Overview

This site option is located in the village of Hullavington is 3.81ha in area and has a capacity for approximately 86 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works therefore a capacity appraisal would be required. There are no planned investment works up 2020. The site is within Groundwater Source Protection Zone 2C therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on the northwest boundary of the site. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site contains arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). There are records of protected barberry carpet moth within the vicinity of the site. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but

**Sustainability Appraisal - Summary of Assessment
Site 690 – The Street, Hullavington**

consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village, however but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRowWs that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.6

**Sustainability Appraisal - Summary of Assessment
Site 1112 – Land to rear of Newton, Hullavington**

Site Overview

This site option is located in the village of Hullavington. With an area of 1.01ha in area and has a capacity for approximately 24 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Sustainability Appraisal - Summary of Assessment Site 1112 – Land to rear of Newton, Hullavington

Three moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. There is no capacity at the Hullavington sewage treatment works and a capacity appraisal would be required. There are no planned investment works up 2020. An off-site foul water connecting sewer to an agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development of the site for housing would lead to a loss of agricultural land but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRow (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

**Sustainability Appraisal - Summary of Assessment
Site 1112 – Land to rear of Newton, Hullavington**

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

Table F.7

**Sustainability Appraisal - Summary of Assessment
Site 3162 – Rear of Darley House, The Street, Hullavington**

Site Overview

This site option is located in the village of Hullavington. With an area of 2ha the site has a capacity for approximately 45 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified. The site comprises several different plots comprising of garden, grazing and fallow land with stone walling, with mature trees and hedgerows forming the current boundaries which may support some protected species, including great crested newts, Natterer's bats and Barberry carpet moth. There is a ditch/watercourse which runs alongside the western boundary hedgerow and links to the Gauze Brook in the north. There is evidence of a number of protected species nearby. An ecological assessment would be required (SA Obj. 1).

There is limited capacity available from the local mains and further infrastructure may be required. There is no capacity at the Hullavington treatment works. There are no planned investment works up to 2020. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield and development may lead to an impact on the setting of these buildings. A Heritage Impact Assessment would be required. Archaeological sensitivity is high and an archaeological assessment would be required. The potential historic landscape has been described as an historic core of village and therefore a Historic Landscape Characterisation Assessment would be required (SA Obj. 6).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). Although the site is not within a designated AQMA, consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce

**Sustainability Appraisal - Summary of Assessment
Site 3162 – Rear of Darley House, The Street, Hullavington**

energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties and open countryside to the west, though such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. However the types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRoW (HULL13) passes through the site, and would require diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.8

| |
|---|
| <p>Sustainability Appraisal - Summary of Assessment Site 3377 – Land at Green Lane, Hullavington</p> |
| <p>Site Overview</p> <p>This site option is located in the village of Hullavington. With an area of 6.95ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.</p> |
| <p>Assessment Results</p> <p>No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only, which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works and there are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an</p> |

increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

The site is well related to the village and its facilities, however there is no footway or lighting on the Hullavington C1 road to the north of the village which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified a range of minor adverse effects. The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse however the site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect on these assets. The site is adjacent to the Hullavington Airbase conservation area and a Heritage Impact Assessment would be required. Archaeological potential is medium and an archaeological assessment would be required to (SA Obj. 6). There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east, however visual impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).

The assessment has also identified two major beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.9

Sustainability Appraisal - Summary of Assessment Site 797 – Manor Farm, Kington St Michael

Site Overview

This site option located in the village of Kington St Michael. With an area of 1.74ha, the site has a capacity for approximately 42 dwellings; however, mitigation measures might reduce this number.

Sustainability Appraisal - Summary of Assessment Site 797 – Manor Farm, Kington St Michael

Assessment Results

One major adverse effect has been identified for this site. The site is located within the Kington St Michael Conservation Area. The development here would be unacceptable due to the impact on the Conservation Area and on the historic building line which is principally ribbon development; the development would harm the setting of the heritage assets and the Conservation Area (SA Obj. 6).

Two moderate adverse effects have been identified. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in the existing sewerage water system. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. Consideration should be given to the inclusion of SuDS process to control the risk of surface water flooding from impermeable surfaces. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required (SA Obj. 3). The site is within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, disposal of surface water is likely to be an issue and may require crossing of third party land and pumping to obtain an outfall. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site is currently large fields used for grazing, with field boundary hedgerows and mature trees which may support some protected species. Further ecological surveys would therefore be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties, though the visual impact could be mitigated to address landscape impacts and be designed to bolster greenspace/habitat connectivity (SA Obj. 7). The local primary school has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required. Mitigation would also be required to support additional patient capacity within the relevant doctors surgery (SA Obj. 9). Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

The assessment has also identified one major beneficial and one moderate effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

**Sustainability Appraisal - Summary of Assessment
Site 797 – Manor Farm, Kington St Michael**

Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process.

Table F.10

**Sustainability Appraisal - Summary of Assessment
Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 0.27ha, the site has a capacity for approximately 7 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment would be required. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicate a high standing water level and to reach ponds would involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, there are numerous ponds in the general area indicating a high standing water level. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b). The site is located approximately 90m north from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. Whilst it is likely that there would be little impact on the setting of the nearby Conservation Area, the site would not be in keeping with the historic building line of the southern end of the village. An historic Landscape Characterisation Assessment would be required to support development at this site. The archaeological potential of the site is low (SA Obj. 6). The site is adjacent to the Cotswold AONB, and mitigation of effects from development of this site on the AONB would likely be problematic. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village (SA Obj. 7).

The assessment has also identified a range of minor adverse effects. The site is currently in domestic use which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species and therefore ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development,

**Sustainability Appraisal - Summary of Assessment
Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell**

this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site will have a minor effect on the supply of a range of homes in the area (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.11

**Sustainability Appraisal - Summary of Assessment
Site 482 – Land East of Farrells Field, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 1.32ha, the site has a capacity for approximately 31 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement which could support approximately 15 dwellings. There is a foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site will require a satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment may be required. Consideration should be given to the inclusion of SuDS, however there are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions (SA Obj. 3). The site is within Flood Zone 1 and falls within a groundwater vulnerability area. A Flood Risk Assessment would be required, and the feasibility of utilising SuDS would need investigated (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site is currently in rough grazing / arable use, with hedgerow boundaries and a woodland corridor along the western boundary. As there is the potential for protected species, further ecological surveys would be required (SA

**Sustainability Appraisal - Summary of Assessment
Site 482 – Land East of Farrells Field, Yatton Keynell**

Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. The archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Yatton Keynell is predominately within the AONB to the north of the site however the site lies outside of the AONB. Housing development at this site would result in potential landscape and visual impacts, however the impacts that could be successfully mitigated with robust mitigation and enhancement strategies. The site would require a buffer to mature hedgerows and trees (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. As the numbers of dwellings are reasonably low, expansion of the school would not be necessary. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. However, types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified a major and one moderate beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would be likely as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.12

**Sustainability Appraisal - Summary of Assessment
Site 643 – Land at Littlemead Farm, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 0.75ha, the site has a capacity for approximately 18 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment Site 643 – Land at Littlemead Farm, Yatton Keynell

One major adverse effect has been identified for this site. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site as the site is not well related to the village and is a significant walking distance to services and facilities within the settlement (SA Obj. 10).

Three moderate adverse effects have been identified. The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and may be used by nesting birds. There are also a number of hedgerows that may support protected species. Further ecological surveys would be required (SA Obj. 1). There is limited capacity available from local mains which may require network reinforcement. Only an off-site connecting sewer with capacity for foul water flows (rather than storm water) exists. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site is within Groundwater Source Protection Zone 2 and therefore detailed consideration of the potential effects of development on groundwater resources would be required. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, though these may be constrained by ground conditions (SA Obj. 3). The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. A Flood Risk Assessment would be required (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site and therefore a Heritage Impact Assessment would be required. Archaeological potential is low (SA Obj. 6). The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. Visual impacts could be addressed through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment Site 643 – Land at Littlemead Farm, Yatton Keynell

Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process.

Table F.13

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

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

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 689 - Land directly behind Gardeners Drive, Hullavington
- Site 690 - The Street, Hullavington
- Site 1112 - Land to the rear of Newton, Hullavington
- Site 3162 - Rear of Darley House, The Street, Hullavington
- Site 3377 - Land at Green Lane, Hullavington
- Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
- Site 482 - Land East of Farrells Field, Yatton Keynell

Less sustainable options for development:

- No sites are identified as less sustainable within this area of search.

Sites which should not be considered further:

- Site 797 - Manor Farm, Kington St Michael
- Site 643 - Land at Littlemead Farm, Yatton Keynell

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

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those SHLAA sites at Large Villages in the Chippenham Community Area Remainder that can be site allocations.
- G.2** Of the nine sites considered in stage 3, two were rejected whilst all the others were identified as 'more sustainable' sites (site options).
- G.3** Given the number of 'more sustainable' sites and their respective potential capacities when considered against the remaining requirement for the Chippenham Community Area Remainder (138 dwellings), only sites with the least moderate adverse effects were considered.
- G.4** The sites are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.5** The site options that resulted from stage 3 are:

Table G.1 Site options resulting from Stage 3

| SHLAA ref | Site Name | SHLAA site area (ha) ⁽³²⁾ | SHLAA capacity ⁽³³⁾ |
|---------------|--|--------------------------------------|--------------------------------|
| 689 | Land directly behind Gardeners Drive, Hullavington | 1.49 | 36 |
| 690 | Land adjacent The Street, Hullavington | 3.81 | 86 |
| 1112 | Land to rear of Newtown, Hullavington | 1.01 | 24 |
| 3377 | Land at Green Lane, Hullavington | 6.95 | 156 |
| 482 | Land East of Farrells Field, Yatton Keynell | 1.32 | 31 |
| TOTALS | | | 333 |

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

32 Gross site area exc reductions which may be required due to strategic criteria (see Stage 2a)

G.6 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

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

| Wider considerations/ constraints | Requirements to be addressed |
|---|---|
| <p>Whilst the site options assessed in the Chippenham Community Area Remainder are not the subject of ecological designations, development proposals would nonetheless need to ensure that existing habitats are protected and, where appropriate, bolstered in order to deliver wider environmental benefits.</p> | <p>Development proposals would need to be supported by a detailed ecological assessment in order to help inform any subsequent housing layout.</p> <p>On-site habitat features would need to be protected and strengthened through any subsequent planning application process.</p> <p>Where appropriate, areas of formal/informal open space should be identified and delivered through a subsequent planning application process.</p> |
| <p>In relation to groundwater, the wider Community Area Remainder falls partially within Source Protection Zone 1; and wholly within Source Protection Zone 2. A risk based approach to managing the potential impact of development would be anticipated by policy/standing advice.</p> | <p>A hydrological/hydrogeological risk assessment may be required in order to inform and support development proposals. Guidance in respect of these matters would need to be sought from the Environment Agency at any subsequent planning application stage.</p> |
| <p>Christian Malford falls within the Sutton Benger STW Catchment and a scheme for improvements would likely be required in order to support development proposals and appraisal will be needed to confirm capacity. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal.</p> | <p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p> |
| <p>Hullavington STW is at capacity and improvements would be required in order to support development proposals and appraisal</p> | <p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications.</p> |

| | |
|---|--|
| <p>will be needed to confirm capacity. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal.</p> | <p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p> |
| <p>In Yatton Keynell there is limited capacity available from local mains for water supply.</p> | <p>An assessment of capacity for water supply would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company.</p> |
| <p>Flood Risk Assessment (FRA).</p> | <p>The site options occupy land in excess of 1ha and hence proposals for development would need to be supported by a FRA.</p> |
| <p>Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.</p> | <p>Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.</p> |
| <p>Sustainable drainage.</p> | <p>Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).</p> |
| <p>Investigations would be required to determine whether soakaways would work on each site option. This may be the only practical means to managing surface water.</p> | <p>It is likely that on site attenuation measures would be a common alternative to simple soakaways and their scale might result in a reduction in developable area which would affect site capacity.</p> |
| <p>Doctor surgeries that serve Christian Malford and Yatton Keynell would need to be capable of managing any increase in population. The capacity of these surgeries would need to be assessed in detail at the issues and should be assessed.</p> | <p>Should additional capacity be required in order to service a population increase, mitigation measures would likely be required in order to support development proposals. This may take the form of appropriate contributions towards improving doctor's surgery capacity.</p> |

| | |
|--|---|
| <p>Hullavington Primary School is currently full, but expansion could be possible in order to support additional capacity to cater for pupils arising from development. The school site is capable of expansion.</p> | <p>Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions / provision of land for a new primary school facility.</p> |
| <p>Malmesbury Secondary School is forecast to be full but could be expanded.</p> | <p>Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions towards improving secondary school capacity provision in the local area.</p> |

| SHLAA ref | Site Name |
|-----------|--|
| Site 689 | Land directly behind Gardeners Drive, Hullavington |

Figure G.1 Site 689 - Land directly behind Gardeners Drive, Hullavington

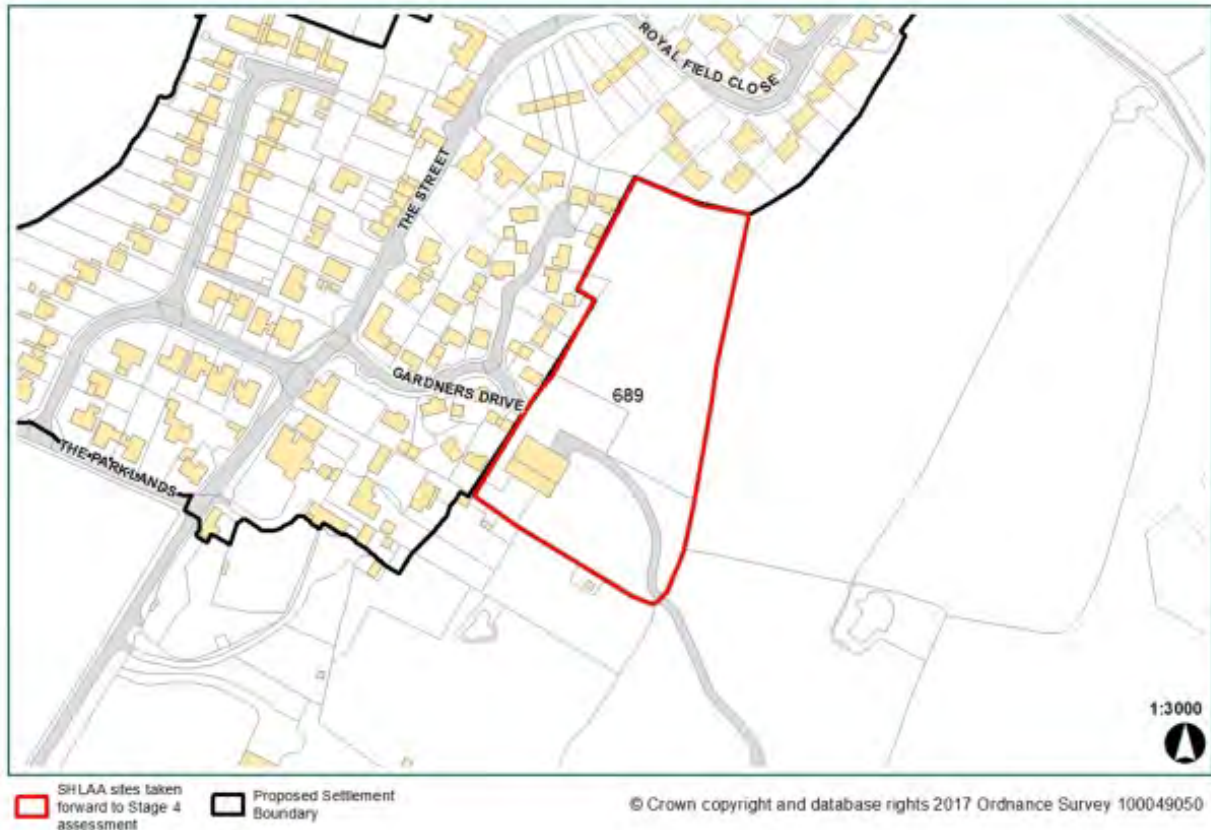


Table G.3 Site 689 - Land directly behind Gardeners Drive, Hullavington

| SHLAA ref | Site Name |
|---|--|
| Site 689 | Land directly behind Gardeners Drive, Hullavington |
| Step 1 | |
| SA effects and mitigation measures | <p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land towards improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> There are strong hedgerow boundaries to the south and east. Additional native species planting should include hedgerow and trees to strengthen these features to screen and filter of views through the site. Taking account of |

| SHLAA ref | Site Name |
|-------------------------------|---|
| Site 689 | Land directly behind Gardeners Drive, Hullavington |
| | <p>existing structures, views of the site would be limited. This would result in a minor reduction to the capacity of the site.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> • There is potential for great crested newts to be breeding in nearby ponds to the south, southeast and northeast of the site. These features would need to be surveyed to inform any future planning application and the design of appropriate mitigation measures. This may reduce the dwelling capacity of the site. • Hedgerows along the eastern and southern boundary are the main features of interest, providing suitable habitat (Biodiversity Action Plan (BAP) Priority Habitat) for nearby populations of great crested newts (Hullavington Barracks). <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • The south-east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. The location and visual containment of the site should however prevent any significant effect on the setting to the Conservation Area and its character. The capacity of the site is not likely to be affected but development should be informed by a Heritage Impact Assessment. |
| Accessibility | <p>Whilst the site is within walking distance of village services and the school, it is in a remote part of the village in comparison to the location of the primary school and other village services.</p> <p>The site represents an extension to more recent housing development at the southern end of the village. Vehicle access could therefore be achieved using Gardeners Drive.</p> |
| Overall suitability | <p>All potential issues regarding development of the site are considered capable of mitigation. However, the site is not considered to be well located in relation to the primary school notwithstanding it being within walking distance.</p> <p>The net developable area of the site would need to be marginally reduced, such that it would be capable of delivering approximately 30 dwellings, recognising the possibility of measures to safeguard habitat and reinforce existing landscape features.</p> |
| Step 2 | |
| Fit with area strategy | <p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> |

| SHLAA ref | Site Name |
|--|---|
| Site 689 | Land directly behind Gardeners Drive, Hullavington |
| | <p>The WCS also refers to the specific issue of potential re-use of the Hullavington MoD site which is directly to the east of this allocation site. The potential for some employment growth on the Hullavington site lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold Area of Outstanding Natural Beauty (AONB) and this site is outside that designation.</p> <p>Development of this site could deliver approximately 30 dwellings, allowing for minor mitigation measures to be provided, in an Area of Search where there is an indicative requirement of 138 dwellings.</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>There is no capacity at the primary school and an additional classroom is necessary to enable development within the village to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>School capacity would not be provided by the development of this site alone.</p> <p>The capacity of the site being modest however provides for the possibility of further site(s), offering greater choice of new housing.</p> <p>Development of this site for approximately 30 dwellings would moderately expand the village and would help deliver affordable housing needs identified in the local housing need survey ⁽³⁴⁾ undertaken in 2011.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p> |
| Step 4 | |
| Summary | <p>Development of approximately 30 dwellings would deliver a moderate and acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>In landscape terms, visually, the site is reasonably well contained within the landscape by existing trees and hedgerows and visual impact could be improved by additional planting. It is in a location relatively distant from village facilities including the primary school, but nonetheless walkable.</p> |

| SHLAA ref | Site Name |
|-----------------|---|
| Site 689 | Land directly behind Gardeners Drive, Hullavington |
| | <p>The size of the site renders it difficult to deliver additional school capacity on its own. However, if comprehensively delivered alongside other sites in the village the requirement for an additional classroom to meet capacity issues at the primary school would be achievable.</p> <p>If additional primary school capacity can be provided within the village, then this site would generate limited adverse impacts, all of which would be capable of being mitigated. Therefore the net sustainability benefit is considered to be moderate. Without additional education capacity at the village, the overall sustainability benefit of developing the site would be marginal because it is not certain that the positive effects associated with affordable housing delivery, increased biodiversity et al would outweigh negative ones.</p> |

| SHLAA ref | Site Name |
|-----------|--|
| Site 690 | Land adjacent The Street, Hullavington |

Figure G.2 Site 690 - Land adjacent The Street, Hullavington

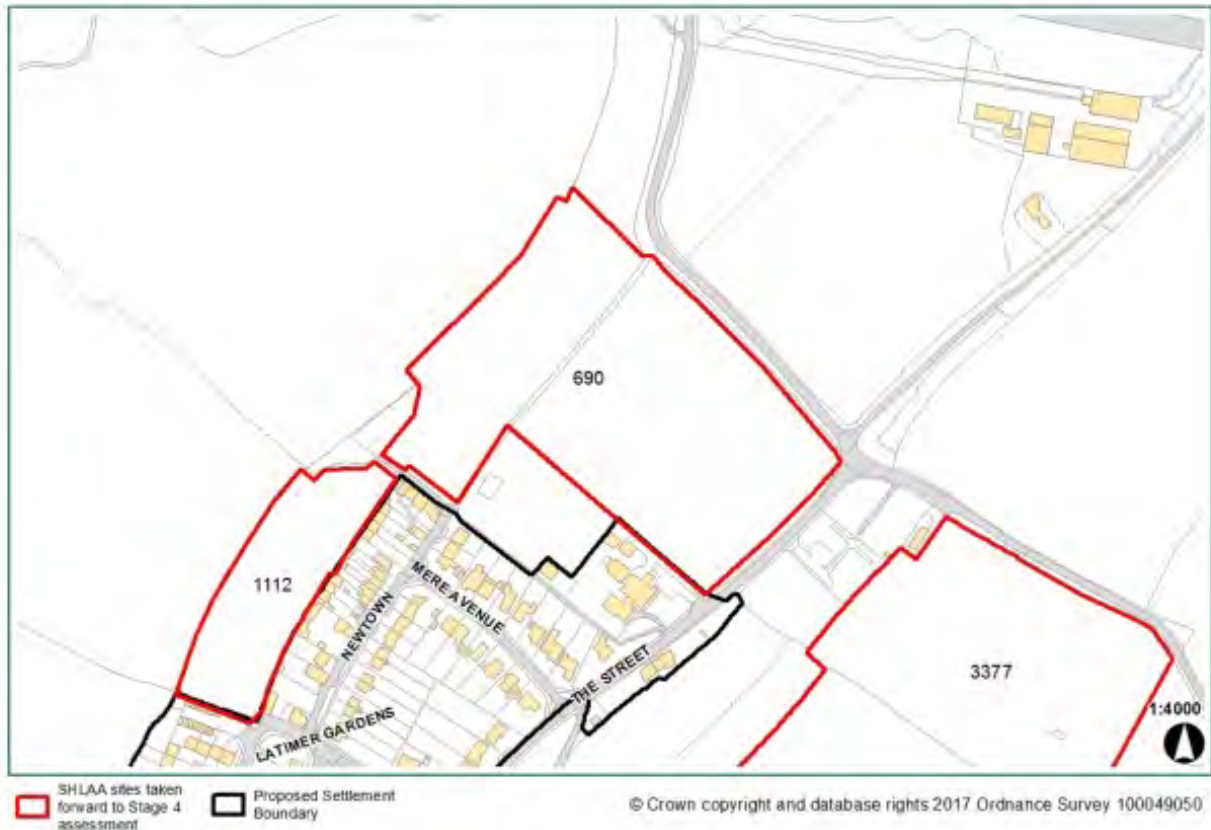


Table G.4 Site 690 - Land adjacent The Street, Hullavington

| SHLAA ref | Site Name |
|---|---|
| Site 690 | Land adjacent The Street, Hullavington |
| Step 1 | |
| SA effects and mitigation measures | <p>EDUCATION</p> <ul style="list-style-type: none"> In the light of the primary education constraints in Hullavington, the location of the site adjacent to the primary school offers a potential benefit in terms of providing land for the future expansion of the village primary school and also, potentially, land for dual use recreation. This would however reduce the site's developable area. <p>LANDSCAPE</p> |

| SHLAA ref | Site Name |
|----------------------------|--|
| Site 690 | Land adjacent The Street, Hullavington |
| | <ul style="list-style-type: none"> The visual impact on the wider landscape would need to be mitigated by substantial landscaping along the north and western boundaries of the site, reducing the site's developable area. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> A tributary of Gauze Brook runs across the northern part of the site. A sufficient stand-off would avoid exacerbating flood risk. It would also provide a suitable basis for providing public open space and enhancing local biodiversity. This too would also reduce the developable area. <p>ODOUR QUALITY</p> <ul style="list-style-type: none"> A sewage treatment works is located approximately 220m north of the site. Therefore an odour assessment would be necessary to in order to support any subsequent planning application by ensuring that future residents are not vulnerable to odour nuisance. Any recommendations made in the assessment should be incorporated in to the site layout and design if necessary. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There is an historic church footpath running diagonally across the site that should be retained and incorporated into any subsequent site layout. This could potentially reduce the dwelling capacity of the site. |
| Accessibility | <p>The site adjoins the village primary school and nursery and is within reasonable walking distance of village facilities.</p> <p>Given the extent of the site frontage, vehicular access off The Street could be achieved. The existing junction layout and visibility splays off The Street / Norton Road junction requires further consideration. Therefore a scheme to develop this site would need to provide suitable visibility splays and junctions. This may include significant alteration to the existing junction and even relocation of the junction, as well as speed limit alterations.</p> |
| Overall suitability | <p>All potential issues regarding development of the site are considered capable of mitigation. The site could provide land to expand the village primary school as well as land for recreation. It is also reasonably well-located in terms of access to village facilities.</p> <p>The effects identified in relation to the development of this site are considered capable of mitigation. The net developable area would nonetheless need to be reduced to accommodate mitigation measures to ensure sufficient landscaping to ensure acceptable visual impacts.</p> <p>Taking account of land needed to mitigate landscape, biodiversity and heritage impact issues the net developable area is considered capable of delivering approximately 50 dwellings which would significantly contribute towards meeting the overall indicative requirement for the Community Area Remainder.</p> |

| SHLAA ref | Site Name |
|--|--|
| Site 690 | Land adjacent The Street, Hullavington |
| Step 2 | |
| Fit with area strategy | <p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>The WCS also refers to the specific issue of potential re-use of the Hullavington MoD site which is directly to the east of this allocation site. The potential for some employment growth on the Hullavington site lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside that designation.</p> <p>Development of this site could deliver approximately 50 dwellings in an Area of Search where there is an indicative requirement of 138 dwellings.</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>Development of this site for approximate 50 dwellings would by itself represent a reasonably significant expansion of the village over the remainder of the plan period. There is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>The development of this site alone could provide for the expansion of the village primary school. It also offers greater certainty that school expansion will be achieved and the timing of provision can be closely linked to development.</p> <p>A local housing needs survey ⁽³⁵⁾ undertaken in 2011 identified a need for affordable housing which the site would appear able to accommodate.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p> |
| Step 4 | |
| Summary | <p>Development of approximately 0.25ha on the site for approximately 50 dwellings would deliver a significant, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area Remainder.</p> |

| SHLAA ref | Site Name |
|-----------------|---|
| Site 690 | Land adjacent The Street, Hullavington |
| | <p>The site is well located in relation to the primary school and village services. All potential adverse effects are considered capable of successful mitigation. The overall sustainability benefit of developing this site is considered to be good or significant because adverse effects are outweighed by the benefits to the village, such as affordable housing, additional school capacity and greater certainty that allocation of the site provides.</p> |

| SHLAA ref | Site Name |
|-----------|--------------------------------------|
| Site 1112 | Land to rear of Newton, Hullavington |

Figure G.3 Site 1112 - Land to the rear of Newtown, Hullavington

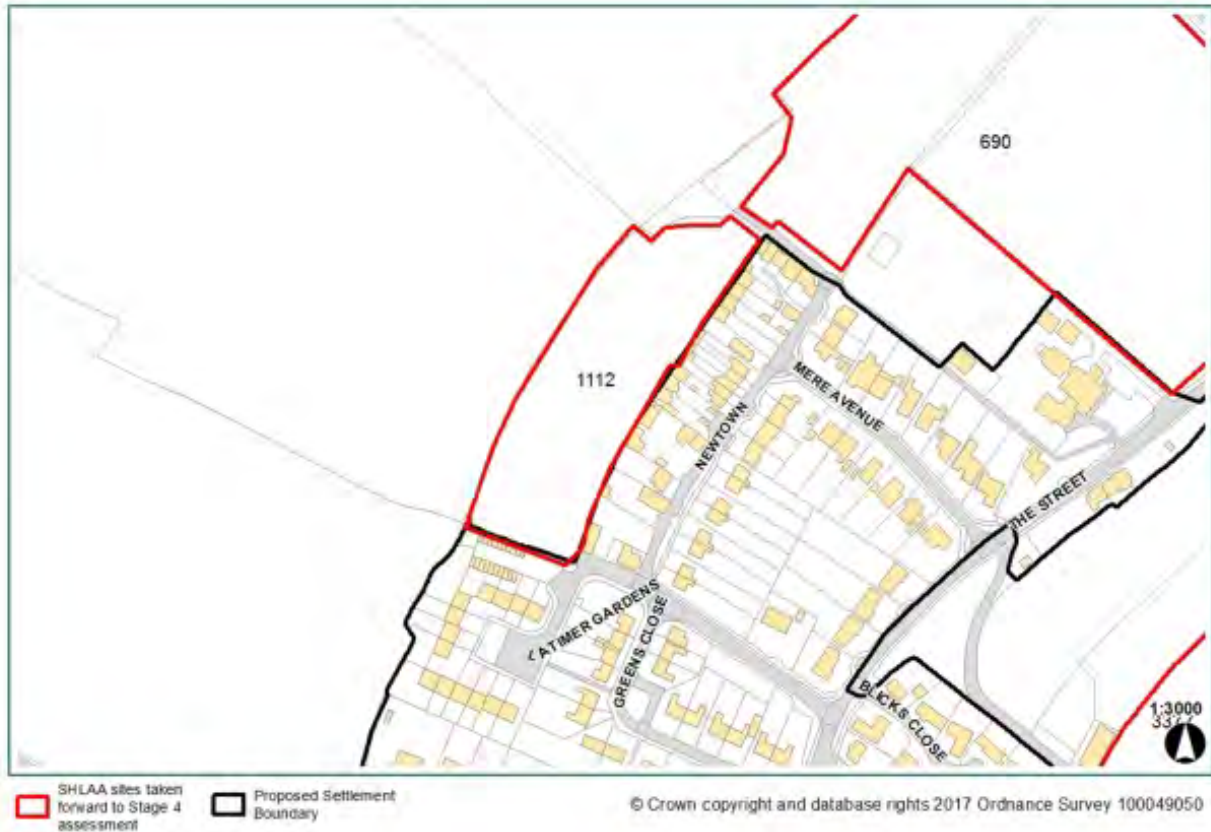


Table G.5 Site 1112 - Land to rear of Newton, Hullavington

| SHLAA ref | Site Name |
|---|--|
| Site 1112 | Land to rear of Newton, Hullavington |
| Step 1 | |
| SA effects and mitigation measures | <p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land for improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Housing development on this site would result in the loss of open farmland in a relatively prominent position. The shape of the site limits the scope for |

| SHLAA ref | Site Name |
|----------------------------|--|
| Site 1112 | Land to rear of Newton, Hullavington |
| | <p>mitigation by varying building lines and additional planting. It could result in relatively substantial reduction in the developable area of the site.</p> <ul style="list-style-type: none"> The site adjoins older properties on the north-west edge of the village. Although these properties form an abrupt settlement edge, the varied arrangement of cottages and their relationship to the farmland/public rights of way (PRoW) network to the west add character to this part of the village and some loss by built development would be inevitable. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site slopes to the north and towards a tributary of Gauze Brook. The provision of a sufficient stand-off to the watercourse would avoid and mitigate the risk of flooding. It would also provide a basis for adding public open space and enhancing local biodiversity. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is located close to the Baptist Chapel (Grade II Listed Building). Development of the site may affect the significance of this asset and its setting. The chapel is visualised within in the context of the countryside and thereby visible through the existing field gate and from Newtown, through the burial ground and cottage garden. Development proposals would need to be informed by a Heritage Impact Assessment and designed to maintain the important sense of openness to the west of the site and this would reduce the developable area of the site. Access arrangements would need to be achieved in proximity to the Baptist Chapel, thereby introducing a significant urbanising effect to the area around the Listed Building. This would therefore denigrate the historic context of the Listed Building, thereby harming its significance and setting. A clear and convincing public interest justification would be needed to in order to support any subsequent development proposal. |
| Accessibility | <p>The site is well located in relation to the primary school and village services. It is served by footways which provide safe walking routes to the village centre as well as the nearby primary school with footways present in Latimer Gardens.</p> <p>The main access is off Newtown/Latimer Gardens which comes through existing residential development and which passes the listed Old Baptist chapel. There is also a single track to the site off Newtown to the north east of the site where several PRoW converge.</p> |
| Overall suitability | <p>Development of the site would likely affect the significance of a Listed Chapel. The overall site capacity would need to be substantially reduced in order to preserve its significance and to mitigate the visual impact of development on open farmland in a relatively prominent position.</p> |

| SHLAA ref | Site Name |
|--|--|
| Site 1112 | Land to rear of Newton, Hullavington |
| | The net developable area would therefore need to be significantly reduced, but the site would nonetheless be capable of delivering approximately 10 dwellings which would help contribute towards meeting the overall indicative requirement for the Community Area Remainder. This scale of development, however, would not allow scope for affordable housing. |
| Step 2 | |
| Fit with area strategy | <p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>The WCS refers to the specific issue of potential re-use of the Hullavington MoD site sites directly to the east of this site. This potential for some employment growth lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside the designation.</p> <p>The site can deliver a capacity up to 10 dwellings, without scope for affordable housing, which would only be a very modest contribution towards meeting the overall indicative requirements of 138 dwellings for this Area of Search.</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>Development of this site for approximately 10 dwellings would not significantly expand the village. Notwithstanding the number of potential dwellings on this site, there is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>School capacity would not be provided by the development of this site alone. The limited capacity of the site however provides for the possibility of further site(s), offering greater choice of new housing.</p> <p>A local housing needs survey ⁽³⁶⁾ undertaken in 2011 identified a need for affordable housing. It is unlikely that this site would deliver the anticipated requirements to meet the current and projected affordable housing needs of the village.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p> |

| SHLAA ref | Site Name |
|----------------|---|
| Site 1112 | Land to rear of Newton, Hullavington |
| Step 4 | |
| Summary | <p>The site would deliver a small level of growth of approximately 10 dwellings when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>Proximity to the Listed Chapel building would be problematic to mitigate, since vehicular access would be achieved off Newtown/Latimer Gardens. It is unclear whether there is a convincing justification for the likelihood of harming a Heritage Asset because of the relatively small scale of development that the site could accommodate.</p> <p>The site would require the need for landscaping to accommodate the loss of open farmland in a relatively prominent position.</p> <p>The size of the site may render it difficult to deliver additional school capacity on its own. However, if comprehensively delivered alongside other sites in the village the requirement for an additional classroom to meet capacity issues at the primary school would be achievable.</p> <p>Overall, even if additional primary school capacity can be provided, and despite a relatively good location, the sustainability benefits of developing the site are considered to be marginal.</p> |

| SHLAA ref | Site Name |
|-----------|----------------------------------|
| Site 3377 | Land at Green Lane, Hullavington |

Figure G.4 Site 3377 - Land at Green Lane, Hullavington

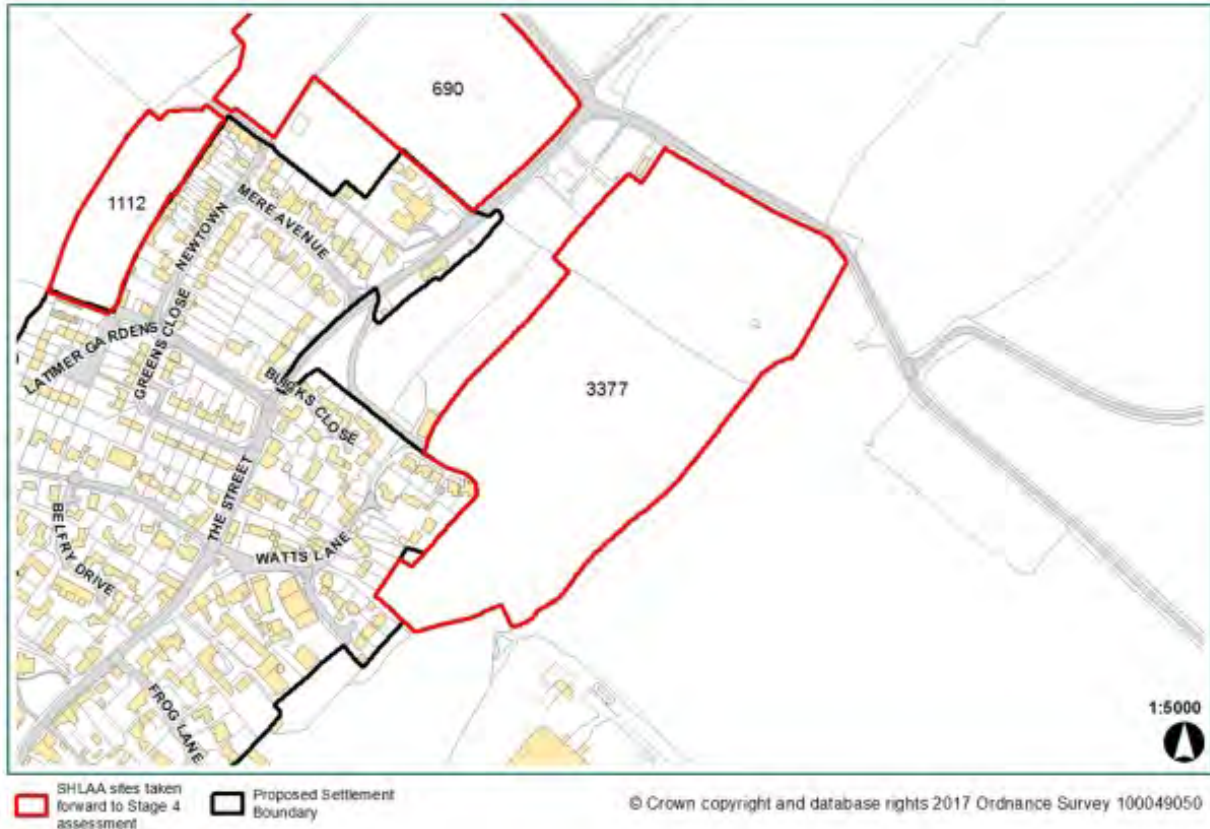


Table G.6 Site 3377 - Land at Green Lane, Hullavington

| SHLAA ref | Site Name |
|---|---|
| Site 3377 | Land at Green Lane, Hullavington |
| Step 1 | |
| SA effects and mitigation measures | <p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land for improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> There is existing mature hedgerow and an extensive tree belt along the eastern site boundary. Additional native species planting could reinforce this. |

| SHLAA ref | Site Name |
|-------------------------------|---|
| Site 3377 | Land at Green Lane, Hullavington |
| | <ul style="list-style-type: none"> There do not appear to be any other existing natural features significant enough to enable a smaller self contained parcel of land for development as a reasonable alternative. New planting would be necessary to screen development and filter views on the northern boundary but scope to do so could be constrained because this boundary would include a new vehicle access. Nevertheless landscape and visual effects as a result of new housing on this site would be limited. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is situated adjacent to the designated Hullavington Airbase Conservation Area. Distant views of the designation's buildings lying low in the landscape could be affected by development encroaching into the foreground with such a substantial site. It is likely that part of the site would need to be kept free of development to preserve this aspect, thereby reducing the developable area of the site. Any subsequent development proposals would nonetheless need to be informed by a Heritage Impact Assessment. |
| Accessibility | <p>The site is located on the edge of the village. There is a footway that has access points to the site through Watts Lane but this appears to be unlit. Walking and cycling routes to the village appear to be unsafe and problematic. PRowS (HULL9 and HULL10) meet byways to the south of the site. Additional footpath connectivity could possibly be created by using this network.</p> <p>Sections of the site abut the road to the north-west. Engineering a new access on to this C road to serve such a substantial site would likely be problematic. It also appears that there is not the potential to provide a secondary vehicular access into the village.</p> <p>Therefore it is considered not possible to provide suitable access from this site without significant improvements to the local highway network.</p> |
| Overall suitability | <p>Potential issues with respect to heritage and landscape considerations are capable of mitigation, but the net developable area would need to be reduced as a consequence and a suitable location for development of approximately 135 dwellings on the site determined.</p> <p>The site appears reasonably well-located to village services however here is a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable. It is also uncertain that a suitable vehicular access can be provided.</p> |
| Step 2 | |
| Fit with area strategy | The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area. |

| SHLAA ref | Site Name |
|--|--|
| Site 3377 | Land at Green Lane, Hullavington |
| | <p>The WCS refers to the specific issue of potential re-use of the Hullavington MoD site sites directly to the east of this site. This potential for some employment growth lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside the designation.</p> <p>The delivery of approximately 135 dwellings would represent the whole of the community area's anticipated level of housing. It would not appear to be a modest level of growth proportionate to the size of the settlement.</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>Development of this site for approximately 135 dwellings would significantly expand the village and would appear to conflict with Core Policy 1.</p> <p>There is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>A local housing needs survey⁽³⁷⁾ undertaken in 2011 identified a need for affordable housing which this site would appear able to deliver a significant volume of affordable housing.</p> <p>To support an additional class would require growth in the order of approximately 50-60 dwellings. This could be more than provided by the development of this site alone. Despite the additional scope for affordable homes, the scale of development envisaged on this site would appear excessive and difficult to justify.</p> |
| Step 4 | |
| Summary | <p>The delivery of approximately 135 dwellings would essentially constitute the whole of the Community Area Remainder's anticipated level of housing growth over the remaining Plan period. As such, development of this site would introduce a disproportionate level of housing which would not be consistent with the WCS.</p> <p>On the other hand, the site appears to be in a relatively good location and could deliver significant benefits to the village and local area such as affordable housing; and the ability to secure additional capacity at the local primary school.</p> <p>However, the scale of growth goes well beyond the number of dwellings that may be justified to secure the expansion of the village primary school. It is not considered possible to provide a suitable access to the site and adequate provision for pedestrians and cyclists is also doubtful.</p> |

37 <http://www.intelligencenetwork.org.uk/planning-housing/>

| SHLAA ref | Site Name |
|------------------|--|
| Site 3377 | Land at Green Lane, Hullavington |
| | <p>The overall sustainability benefits to be accrued through the development of this site would therefore be marginal, particularly as it is not certain that the site is developable in its current form. The prime reason for uncertainty is due to the difficulties that would be involved in creating a safe means of vehicular access/egress. Consequently, it is not certain that any positive effects associated with the development of this site (e.g. delivery of affordable housing) would sufficiently outweigh the negative issues that would be generated in the village through a housing scheme that would be well in excess of local needs.</p> |

| SHLAA ref | Site Name |
|-----------|---|
| Site 482 | Land East of Farrells Field, Yatton Keynell |

Figure G.5 Site 482 -Land east of Farrells Field, Yatton Keynell

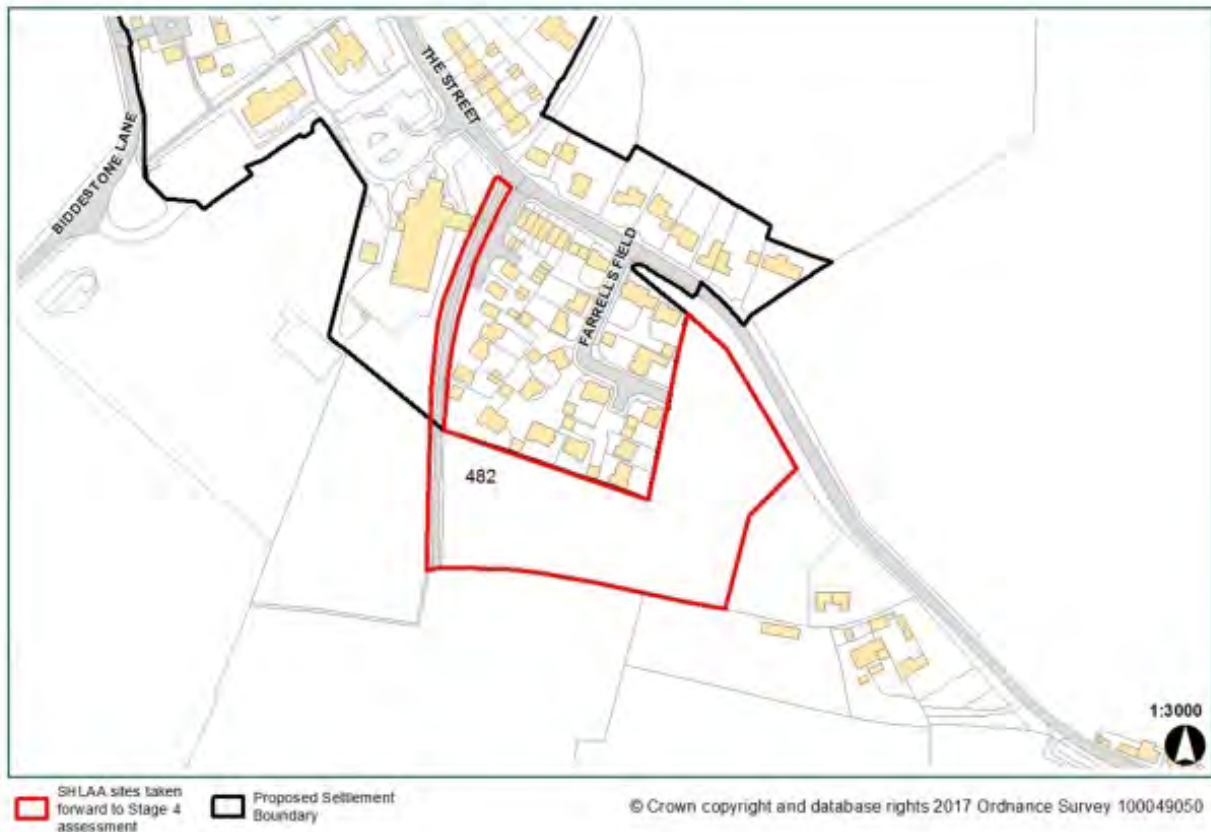


Table G.7 Site 482 - Land East of Farrells Field, Yatton Keynell

| SHLAA ref | Site Name |
|---|---|
| Site 482 | Land East of Farrells Field, Yatton Keynell |
| Step 1 | |
| SA effects and mitigation measures | <p>BIODIVERSITY</p> <ul style="list-style-type: none"> A woodland corridor and spur along western boundary should be retained as a wildlife corridor. This wooded track also provides habitat connectivity to the open countryside. <p>LAND USE</p> <ul style="list-style-type: none"> A Government Oil Pipeline crosses the site, and consideration would need to be given to safeguarding its route and the provision of maintenance access when devising a suitable layout for the site. |

| SHLAA ref | Site Name |
|--|---|
| Site 482 | Land East of Farrells Field, Yatton Keynell |
| Accessibility | The site is relatively well located to the local services and facilities by foot and cycling. Vehicular access to the site can be achieved using Farrell Fields. |
| Overall suitability | <p>The effects identified in relation to the development of this site are considered capable of mitigation.</p> <p>The issues regarding development of the site appear capable of mitigation with very little loss of developable area. The site could accommodate approximately 30 dwellings which would contribute towards meeting the overall indicative requirement for the Community Area Remainder.</p> |
| Step 2 | |
| Fit with area strategy | <p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB. This site is outside the designation.</p> <p>The delivery of approximately 30 dwellings would represent a moderate contribution towards meeting the overall indicative requirements for the area.</p> |
| Step 3 | |
| Large Village site fit with Core Policy 1 | <p>Development of this site for approximate 30 dwellings would moderately expand the built up area. There is sufficient capacity at the primary school to accommodate this moderate level of growth.</p> <p>A Neighbourhood Plan is not being prepared; and there has been no recent survey of local housing needs.</p> |
| Step 4 | |
| Summary | <p>Development of approximately 1.3ha on this site would have the capacity of approximately 30 dwellings and would deliver a moderate and acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>This site does have some adverse impacts however these can be mitigated and therefore the overall sustainability is considered to be moderate.</p> |

Conclusion - selection of preferred sites

Table G.8 Conclusion - selection of preferred sites

| Step 5 | |
|-------------------------------------|---|
| Fit with spatial strategy | <p>Taking account of likely mitigation measures, the combined pool of site options in this area would deliver substantially more than the indicative 138 dwellings required over the remainder of the plan period.</p> <p>In relation to Yatton Keynell alone, the site options would deliver housing in line with previous build rates and would appear to represent modest growth that would contribute towards the provision of affordable housing.</p> <p>However, at Hullavington if all site options were allocated then growth at the village would not represent the modest growth envisaged by the WCS in Core Policy 1. It is therefore necessary to reject several site options at this stage of the assessment process in order to ensure the timely delivery of sustainable growth; and a solution to the identified shortfall in local education capacity.</p> |
| Selection of preferred sites | <p>At Hullavington, the need to provide an additional classroom for the primary school represents a constraint to development. This issue could be resolved more easily through the development of one site, compared to the difficulties that would be likely to arise if co-ordinating the development of several smaller sites.</p> <p>On the basis of evidence provided, one site adjacent to the village primary school offers good or significant overall sustainability benefits. All others, for a variety of reasons, are considered to be marginal.</p> <p>The site adjacent to the village primary school can provide land to enable an additional classroom. It is justified for this reason even though it is at a higher rate of growth than the recent past. It provides scope to address local needs for affordable housing and a further justification for such a scale of new housing is provided by the potential for employment growth at the MoD site. Potential adverse effects can be appropriately mitigated and the site is in a relatively good location to access local services and facilities.</p> <p>At Yatton Keynell, the site east of Farrells Field would result in an acceptable development to meet local needs. Development would avoid potential harm to the special qualities of the Cotswold AONB. The site is well-located to the village primary school and GP surgery. Identified possible adverse effects are minor and can be mitigated by measures that are reasonably straightforward. The scale of development, allowing for the likelihood of other smaller, windfall sites, is broadly consistent with rates over the first half of the plan period.</p> <p>These two preferred sites, at Hullavington and Yatton Keynell can together accommodate around 80 dwellings. It is anticipated that the remainder of the indicative housing requirement will be met by emerging neighbourhood plans. Additionally, it can also be expected that there will be a number of minor infill and re-development schemes.</p> |
| Preferred sites | <p>The following sites are considered to be available, achievable and deliverable within the Chippenham Community Area Remainder.</p> |

Table G.9

| Hullavington | |
|------------------------|--------------------------------------|
| Site name | Approximate dwelling capacity |
| The Street | 50 |
| Yatton Keynell | |
| Site name | Approximate dwelling capacity |
| East of Farrells Field | 30 |
| TOTAL | 80 |

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>