



Working towards a Core Strategy for Wiltshire

**Sustainability Appraisal/
Strategic Environmental
Assessment**

**Sustainability Appraisal Report
Appendix J**

Wiltshire Core Strategy
Prepared for Council June 2012

Appendix J – Core Strategy strategic employment allocations: Appraisal of likely significant effects

Since the publication of *Wiltshire 2026*¹ in 2009, a number of potential strategic employment sites have been subject to sustainability appraisal to enable the most sustainable sites to be carried forward in the Core Strategy. These sites are as follows:

Settlement	Description of site	Size (ha)
Calne	Land east of Beaversbrook Farm & Portemarsh Industrial Estate	4.4
Chippenham	Hill Corner	9.1
	Hunters Moon	4.99
	Showell Farm	28.85
	Land near M4 Junction 17	22.9
	Land off A350	30.0
	Kington Park, Kington Langley	3.1
Corsham	East of Leafield Industrial Estate	3.35
	Land rear of Fiveways	7.7
Devizes	Between A361 & Horton road	8.43
	Land to the west of Hopton Park	Not specified
Malmesbury	Land at the garden centre	3.63
Melksham	Land at Berryfield	21.91
	Land south of A365/north of Bowerhill	5.6
Royal Wootton Bassett	Former St Ivel Factory	11.04
	Land to the West of Templars Way	3.71
Trowbridge	Extension to Interface	4.0
	Land north of Yarnbrook	56.71
	Land west of White Horse Business Park	25.29
	West Ashton road allocation	14.04
Warminster	Area C Warminster business park	1.39
	Land west of Bath road & south of Cold Harbour	36.22
	MOD land south of railway	8.64
Westbury	Land at Mill Lane Hawkeridge	14.7
	Land West of West Wilts Trading Estate	39.09
	Station Road Allocation	3.98

¹ *Wiltshire 2026* – Planning for Wiltshire’s Future (Wiltshire Council, 2009) <http://www.wiltshire.gov.uk/wiltshire2026.htm#consultationdocument>

Methodology

The assessment of potential strategic employment sites has been carried out as described in the methodology section (Section 2) of the main report. Sites are grouped by settlement and each site is followed by a summary of any significant effects considered likely to occur through development in that location. At the end of the section for each settlement, a summary of assessment scores is presented and reasons why a particular site or sites is/are favoured in sustainability terms. A summary of these findings is contained within the main report under the relevant Community Area policy.

Appendix J. Calne – potential strategic employment sites

Calne strategic employment site - Land east of Beversbrook Farm & Portemmarsh Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Greenfield development. Potential loss/disturbance to protected/notable species, including badger and great crested newt recorded in area. High Penn WWT Reserve to the east. Significance of effects will depend on actual location of development, uses and size, and findings of ecological assessment.	Careful masterplanning and design of green roofs, landscaping and SuDS can provide alternative habitats for target species. Timing of works and translocation where necessary. Badger licence may be required. Ecological assessment will be required.
2. Land and soil	No	LT	I	A	L	-/?	Greenfield development. Unsure of exact location or agricultural land classification. Loss of Greenfield land but not significant due to relatively small size of site <5ha	Location of development adjacent to the existing urban area would give better access to local facilities and public transport links. Loss of higher value agricultural land should be avoided or minimised where possible.
3. Waste management	No	/	/	/	/	0	No specific concerns. Assessment of site only not future uses.	None
4. Water resources	No	MT	R	A	L	-/?	No major watercourses in this area. Potentially some minor watercourses and ditches which will require protection. Effects will depend on location and size of development and future employment uses.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels.

Calne strategic employment site - Land east of Beversbrook Farm & Portemarsh Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								The development should not adversely affect any existing legal water interests in the area. Local water interests in the area such as wells, springs, etc, and private abstractions must not be adversely affected either.
5. Flood risk	No	MT	R	A	L	-/?	No specific issues. Greenfield development can increase surface water runoff. Effects will depend on location and size of development and future employment uses.	Development should be located in flood zone 1. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. An SFRA Level 2 may be required if development near or within FZ2 or FZ3. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	No	MT	R	A	L	-/?	Site not near to town centre. Likely increase in air pollution from traffic. Likely increase in light, noise and dust during construction and operation. Effects will depend on location and size of development and future employment uses.	Development proposals should carefully consider schemes to significantly reduce private car use, with improved public transport services, walking and cycling routes linking with the town centre.
7. Climatic factors	No	LT	R	B	L	-/?	Likely increase in emissions through traffic increase, construction and operation. Effects will depend on energy source(s) and levels of sustainable construction, location and size of development and future employment uses.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining Portemarsh industrial estate.
8. Historic environment	No	LT	R	A	L	-/?	Medieval settlement south of this site, north of Portemarsh industrial estate. Beversbrook farmhouse listed building. No other designations in vicinity. Significance of effects will depend on location and size of development,	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with and respect rural character of the area. Further archaeological survey work would be required prior to any development.

Calne strategic employment site - Land east of Beversbrook Farm & Portemarsh Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							design quality and future employment uses.	
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific issues. North Wessex Downs approx 2km to the east. Potential adverse effects on rural character of the area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area, particularly to the south and east. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	LT	R	A	L	+/?	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	This site is quite remote from the town centre and significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+/?	No adverse impacts. Benefits in terms of job creation. Extent of effects will depend on range of job provision and opportunities for local people.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy of Calne and help retain skills. The size of site proposed (4.4ha) unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	MT	R	A	L	-	Location not near to town centre. Increase in private car use likely. Some existing bus services to Portemarsh. Good access to A3102 and Oxford Rd.	Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
16. Economy	No	LT	R	A	L	+	Benefits for local economy through job	This development should have strong and accessible links

Calne strategic employment site - Land east of Beversbrook Farm & Portemarsh Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							creation. Debateable whether development here will help town centre regeneration or compete with town centre.	to Calne town centre to help aid regeneration of the town centre. Strong investment in sustainable transport infrastructure will help reduce potential traffic congestion, and create/improve walking and cycling links to/from town centre.
17. Employment	No	LT	R	A	L	+	Site will lead to an increase in the amount of employment land in Calne and may improve viability of Portemarsh industrial estate.	Development at this location should include consideration of helping to improve the viability and competitiveness of adjoining industrial estate.

Summary of significant effects

No significant effects are predicted. The size of site proposed is relatively small and there could be strong links with existing industrial estate. The location of the site is remote from Calne town centre – it is therefore likely that private car use will increase in this area and investment in sustainable transport links should be in place to improve bus services and walking/cycling routes.

This is a Greenfield site and although there are no specific biodiversity or landscape designations at this location, impacts are possible on rural character and protected species. Measures to reduce and/or avoid such impacts should be agreed before any development takes place.

Summary of assessment scores – Calne

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
Site																	
1. Land east of Beversbrook Farm & Portemarsh Industrial Estate (4.4ha)	-/?	-/?	0	-/?	-/?	-/?	-/?	-/?	-/?	0	+/?	+/?	0	+	-	+	+

What is the most favourable site in sustainability terms? 'Land east of Beversbrook Farm & Portemarsh Industrial Estate' is the only site assessed through the sustainability appraisal.

Appendix J. Chippenham – potential strategic employment sites

Chippenham strategic employment site 1 - Hill Corner								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	LT	R	A	L	-/?	Some adverse effects on biodiversity likely, including indirect effects on Birds Marsh Wood – a County Wildlife Site (CWS) and priority habitat area. Development likely to increase recreational pressure on this area, as well as increase impacts such as noise and light pollution. No direct loss of habitat however and mitigation proposed. Several records of protected species in this area, particularly badger, and potential foraging areas for bat species. No SSSI, SAC or SPA in vicinity.	Appropriate ecological surveys should be undertaken to determine impacts on existing biodiversity assets, including protected species, priority habitat and Birds Marsh Wood CWS. Mature trees and significantly diverse hedgerows should be retained wherever possible. Measures to reduce impacts of noise and light pollution need serious consideration. The issue of recreational pressure on Birds Marsh Wood would need to be resolved, perhaps through limiting access or creating significant GI links that are more convenient for people to use. Sufficient sized buffer required.
2. Land and soil	No	LT	I	A	L	-	Greenfield site. 9.1ha site proposed. No grade 1 or 2 agricultural land present at this site.	Location of development adjacent to the existing urban area would give better access to local facilities and public transport links. Loss of higher value agricultural land should be avoided or minimised where possible.
3. Waste management	No	MT	R	A	L	-	No specific concerns but development of this site will lead to an increase in waste through construction and operational stages.	None
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. No significant water bodies or watercourses on this site or in proximity. Limited potential for impacts on groundwater. Depends on uses.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality

Chippenham strategic employment site 1 - Hill Corner								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Site is crossed by two public water mains. These should be treated as services which should be left in situ as far as possible. Foul sewer located in SE corner of site and SW corner.	and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	MT	R	A	L	0	No specific issues. No flood zone 2 or 3 at this location. Greenfield development can increase surface water runoff. Extent of effects dependent on mitigation measures incorporated.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	No	MT	R	A	L	-/?	It is likely that car use will increase as a result of new development with associated impacts on air quality and noise. Development will adversely impact Birds Marsh Wood through noise and light. Good access to M4.	Development proposals should carefully consider schemes to significantly reduce private car use, with improved public transport services, walking and cycling routes linking with the town centre. Impacts of noise, light and other forms of disturbance affecting Birds Marsh Wood, and existing residents, should be given strong consideration. Further assessment needed.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment/residential areas. Strong sustainable transport links should be supported with Chippenham town centre and employment areas. The effects of transport must also be established through

Chippenham strategic employment site 1 - Hill Corner								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								further transport modelling.
8. Historic environment	No	LT	R	A	L	0/?	No heritage designations in the vicinity. No listed buildings. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form and respect the rural character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific landscape designations. Adverse impacts likely on rural character of area to the north and east and on area surrounding Birds Marsh Wood. Effects will depend on location and size of development, future employment uses and design characteristics. A Right of Way crosses this site north to south. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should respect the rural nature of the area to the north and east and reduce impacts on Birds Marsh Wood and surrounding area, including adequate buffer zone and landscaping. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. ROWs should be maintained and incorporated into any development.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting. The location allows good access to town centre services/facilities as well as existing bus routes and pedestrian routes.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education	No	LT	R	A	L	+	Employment located here will benefit the	Provision of land for employment at this location will

Chippenham strategic employment site 1 - Hill Corner								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
and skills							local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Development likely to increase car use generally, but not to a significant extent. There are benefits in terms of proximity of site to town centre by walking/cycling. However, overall, levels of traffic likely to increase within Chippenham.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. This site is fairly accessible to the town centre as long as there are convenient and safe alternatives to car use. Existing traffic modelling suggests that development in north Chippenham will help prevent further congestion in the town centre.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	Development here should contribute to regeneration of Chippenham town centre and not compete with it.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects								
Significant adverse effects on biodiversity likely, including indirect effects on Birds Marsh Wood – a County Wildlife Site (CWS) and priority habitat area. Development likely to increase recreational pressure on this area, as well as increase impacts such as noise and light pollution. No other significant effects considered likely, depending on future uses, design and location of development in relation to Birds Marsh Wood.								

Chippenham strategic employment site 2 - Hunters Moon								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Greenfield, agricultural land. No specific constraints to development in terms of effects on any designated areas. Development may cause some habitat	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site, including the existing copse.

Chippenham strategic employment site 2 - Hunters Moon								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							fragmentation and disturbance to protected/notable species found in this area, which include species of bat, otter, duke of burgundy and badger. No ancient woodland present. No priority habitat. No SSSI, CWS, SAC or SPA. Mature trees and hedgerows throughout the site and a mature copse in the north which should be protected and enhanced.	Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken.
2. Land and soil	No	LT	I	A	L	-	4.99ha site proposed. Greenfield land. No loss of best and most versatile agricultural land. Consideration should be given to historic landfill site, the old brickworks at Easton Lane.	Loss of Greenfield land can be reduced through building at maximum viable densities. Concentrating development adjacent to the existing urban area would allow better access to existing services/facilities and public transport services.
3. Waste management	No	MT	R	A	L	-	No specific concerns but development of this site will lead to an increase in waste through construction and operational stages.	None
4. Water resources	No	MT	R	A	L	-	Some increase in water demand expected from employment uses. There is a watercourse to the north of this site which should be protected from potential pollution and harm.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface

Chippenham strategic employment site 2 - Hunters Moon								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								water.
5. Flood risk	No	LT	R	A	L	-/?	<p>Entire site within flood zone 1. Presence of small ditches on site – will need to be maintained.</p> <p>There is an area of flood zone 3b adjacent to the site in the north which has had historic flooding incidents. This will need to be considered when locating development.</p>	<p>Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised. Development should be located away from area of flood risk in the north of the site.</p>
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	<p>Impacts mainly relate to increased use of private vehicles, given the location of this site away from the town centre.</p> <p>There are local bus services in the area but majority of travel still likely to be by car. Development likely to generate additional noise and light pollution compared with current agricultural use.</p>	<p>Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes.</p>
7. Climatic factors	No	LT	R	B	L	-/?	<p>Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.</p>	<p>There is potential for mitigation of climate change impacts at this site.</p> <p>Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment/residential areas.</p> <p>Strong sustainable transport links should be supported with Chippenham town centre and employment areas. The effects of transport must also be established through further transport modelling.</p>

Chippenham strategic employment site 2 - Hunters Moon								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
8. Historic environment	No	LT	R	A	L	0	There are no heritage designations in this area. There is one listed building east of the railway line – Patterdown farmhouse. No adverse effects envisaged, subject to further archaeological assessment of site.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form and respect the character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	Topography and landscaping constraints as site raised above surroundings. No national landscape designations in this area. Designated special landscape area to the west of this site. Particular consideration should be given to mitigating any impacts on that area. There are no rights of way crossing the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Site further from town centre than Hill Corner. Increases in traffic likely. Good	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town

Chippenham strategic employment site 2 - Hunters Moon								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							access to A4 and A350 but this may increase private car use.	centre will be required. Further traffic modelling required. Potential future dualling of A350?
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	Development here should contribute to regeneration of Chippenham town centre and not compete with it.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - No significant effects considered likely, either positive or negative.								

Chippenham strategic employment site 3 - Showell Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Greenfield site with limited landscape or ecological value. Development may cause some habitat fragmentation and disturbance to protected and notable species which includes badger. No statutory designated sites within this option, although a component of Bradford on Avon Bats SAC lies within 6.5km to the south west. Presence of mature trees and veteran trees throughout the site and some hedgerows likely to qualify as ecologically important.	This is a large proposed development of 28.85ha and a wide range of mitigation measures are required to reduce potential effects. Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be outlined to protect habitats of protected and notable species. Site is large enough for incorporation of green infrastructure and protection of existing natural features. Detailed additional ecological surveys are recommended.
2. Land and soil	Yes	LT	I	A	L	--	Greenfield land. Small area of Grade II agricultural land present. Significant loss of Greenfield land. Site is remote from town	This size development is not recommended in this location. Locating development adjacent to the existing

Chippenham strategic employment site 3 - Showell Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							centre, is not adjacent to urban area and does not have good access to local facilities, public transport links and key infrastructure.	urban area would give better access to local facilities and public transport links than a more remote development site such as this. No possibility of development on brownfield land or redeveloping existing buildings. Grade II agricultural land should be avoided.
3. Waste management	No	MT	R	A	L	-	No specific concerns but development of this site will lead to an increase in waste during construction and operational stages.	None
4. Water resources	No	MT	R	A	L	-/?	No major watercourses in vicinity. Potentially some minor watercourses and ditches which will require protection. River Avon approx 800m east of site. Effects will depend on location and size of development, design quality and future employment uses.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area. Local water interests in the area such as wells, springs, etc, and private abstractions must not be adversely affected either.
5. Flood risk	No	LT	R	A	L	-/?	Entire site within flood zone 1. Presence of small ditches on site – will need to be maintained. Small watercourse to the east of Showell farm.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental	Yes	LT	R	A	L	--/?	Size of proposed site 28.85ha likely to significantly increase impacts on air quality	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase

Chippenham strategic employment site 3 - Showell Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
pollution							and noise/light in this rural location. Site is remote from town centre, is not adjacent to urban area and separated by railway line. Poor access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Size of proposed site and location likely to significantly increase emissions. Site is remote from town centre, is not adjacent to urban area and separated by railway line. Poor access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Chippenham town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	-	Listed buildings located at Showell Farm and Patterdown Farm. No other heritage designations in vicinity. May be limited adverse effects on listed buildings and their setting. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards and location of development are required to avoid adverse impacts on listed buildings and their setting. Development should be in keeping with and respect the rural character of the area. Archaeological survey work may be required.
9. Rural and urban landscapes	No	LT	R	A	L	-	No specific landscape designations in immediate vicinity. Rural location. There is a Special Landscape Area approx 1.5km to the west. No public rights of way cross the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	Due to size of site a mixed-use development could be considered rather than employment only.
11. Healthy	No	MT	R	A	L	+	No adverse impacts. Benefits for health and	Significant investment should be made in sustainable

Chippenham strategic employment site 3 - Showell Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
communities							wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	LT	R	A	L	+	Benefits can be expected through job creation.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	MT	R	A	L	+	Some benefits in terms of provision and improving viability of local services and facilities.	None.
14. Education and skills	No	MT	R	A	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Yes	LT	R	A	L	--/?	This size of development in this location will significantly increase traffic on A350 and other roads. Site remote from town centre and not adjacent to urban area. Poor public transport connectivity. Existing traffic congestion on A350 and potential mitigation eg A350 dualling expensive.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Potential future dualling of A350 only likely through significant development and subsequent funding.
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a large site. Concerns over traffic impacts on A350 and location slightly away from urban edge.	Development here can contribute to regeneration of Chippenham town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required. Potential future dualling of A350.
17. Employment	Yes	LT	R	C	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.

Chippenham strategic employment site 3 - Showell Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
Summary of significant effects								
Significant benefits for the local economy and employment provision. This is a rural area and impacts of traffic, air pollution, noise and light could be significant. The A350 already experiences major congestion and this development likely to significantly add to this.								

Chippenham strategic employment site 4 - Land near Junction 17 (Sealy Farm)								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Greenfield site. Limited ecological value. No designated areas on site although SSSI just north of site boundary important for geodiversity. No ancient woodland onsite or in proximity. Development may cause some habitat fragmentation and disturbance to protected and notable species which includes badger in this area.	Specific mitigation required to protect Stanton St Quintin Quarry & Motorway Cutting SSSI. Geological importance. Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be outlined to protect habitats of protected and notable species. Site is large enough for incorporation of green infrastructure and protection of existing natural features. Detailed additional ecological surveys are recommended.
2. Land and soil	Yes	LT	I	A	L	--	Significant loss of Greenfield land although no Grade I or II agricultural land present. Site is significant distance from Chippenham town centre and does not have good access to local facilities, public transport links and key infrastructure within Chippenham. A large employment site in this location is unlikely to help 'promote the vitality and viability of town centres', a key objective of the draft NPPF.	This size development is not recommended in this location. Locating development adjacent to the existing urban area would give better access to local facilities and public transport links than a more remote development site such as this. No possibility of development on brownfield land or redeveloping existing buildings.

Chippenham strategic employment site 4 - Land near Junction 17 (Sealy Farm)								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
3. Waste management	Yes	MT	R	C	L	++	Northern part of site is allocated in Proposed Submission Draft Waste Site Allocations DPD as potential MRF/Waste transfer, Local Recycling, IWR/Transfer and Waste treatment. Proposals strongly promote reduction, recovery, re-use and recycling of waste. There is another waste allocation within 500m of this part of the site.	Refer to relevant section of Proposed Submission Draft Waste Site Allocations DPD – ‘Land West of HRC/WTS, Stanton St Quinton. Specific mitigation required of cumulative effects re biodiversity/ geodiversity, landscape, traffic, water resources and MOD safeguarding zone.
4. Water resources	No	MT	R	A	L	-	Minor watercourses on-site susceptible to surface water flooding. Development would replace large area of agricultural land with impermeable surfaces. However, no FZ 2 or 3 on-site and site large enough to incorporate surface water mitigation measures.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area.
5. Flood risk	No	LT	R	A	L	-/?	Entire site flood zone 1. Minor watercourse running east-west; that area susceptible to surface water flooding. Area of FZ 2/3 further east towards Westbrook Fm. Large Greenfield site. Replacement of permeable surfaces.	FRA required. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Large site in open countryside. Significant impacts on air quality and noise/light in this rural location. Site is remote from Chippenham town centre and will encourage private car use and pressure on J17 despite any provision of bus service serving site. Poor access to local facilities, public transport	Innovative sustainable transport solutions needed to reduce transport impacts and increase accessibility to the town centre by sustainable transport modes. A transport assessment, incl capacity assessment on J17 would be needed to identify other mitigation

Chippenham strategic employment site 4 - Land near Junction 17 (Sealy Farm)								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							links and key infrastructure – this will increase transport impacts. Cumulative impacts with existing M4 traffic.	measures. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Likely significant increase in emissions due to location of site and proposed future distribution/storage use. Site is remote from town centre and cannot take advantage of sustainable transport modes. Poor access to local facilities, public transport links and key infrastructure.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Chippenham town centre and other employment areas. Transport impacts must be established through transport assessment, incl capacity assessment on J17.
8. Historic environment	No	LT	R	A	L	-	No specific issues known. No designations in proximity to this site. Potential for archaeological concerns as previously undeveloped site.	Archaeological survey work may be required.
9. Rural and urban landscapes	No	LT	R	A	L	-	No specific landscape designations in this area therefore not significant effect. However, distribution/storage buildings could have negative impact on rural area of open countryside and visual impact from M4. No public rights of way cross the site.	A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation, including reducing visual impacts on M4. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Housing is not proposed and proposals do not reduce opportunities for housing elsewhere.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts envisaged. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities. Air quality impacts not likely to affect human health in this area.	Transport assessment and J17 capacity assessment should include potential impacts on air quality in this area. The location and proposed distribution uses could significantly increase vehicular movements in this area.
12. Poverty and deprivation	No	LT	R	A	L	+/?	Benefits in terms of employment provision. However concerns over distance of site from town centre. Not easily accessible for those without a	A wider range of employment uses on this site would increase opportunities for local people.

Chippenham strategic employment site 4 - Land near Junction 17 (Sealy Farm)								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							car and unlikely to promote vitality and viability of the town centre or a more self-contained community.	
13. Community facilities	No	MT	R	A	L	+	Employment use of this site should not have detrimental effect on community infrastructure. May increase viability of some local businesses eg Stanton St Quinton.	Further benefits likely from employment sites closer to Chippenham town centre that can more positively influence viability of a range of services and facilities, including public transport and lunchtime trade.
14. Education and skills	No	MT	R	A	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Yes	LT	R	A	L	--	Accessible location for M4/A350/A429. However, this size of development in this location and for distribution/storage uses will significantly increase traffic on A350, M4 and A429 and increase use of J17. Site remote from town centre. Poor public transport connectivity. Location does not promote sustainable transport use or investment.	This location is intended to take advantage of the M4 and A350 accessibility and investment in sustainable transport modes is unlikely. The type of lower skilled jobs associated with distribution/storage/services is unlikely to reduce out-commuting levels to Bristol, Swindon etc. as higher skilled workers commute from Chippenham to those locations for work.
16. Economy	No	LT	R	A	L	+	Benefits for local economy but not considered significant as proposals unlikely to help meet Chippenham Vision objectives regarding town centre regeneration or NPPF objective to increase viability and vitality of town centres.	Increasing benefits for town centre regeneration difficult at this location. Proposals likely to exacerbate traffic issues on A350 and not contribute significantly to mitigation.
17. Employment	Yes	LT	R	A	L	++/?	Significant benefits through job creation on a large mixed-use site. Some concerns over the extent of storage/distribution/services uses which may employ mainly lower-skilled workers which would not significantly reduce out-commuting to larger centres. Employment in this location also unlikely to help meet Chippenham Vision objectives regarding town centre regeneration or NPPF objective to increase viability and vitality of town centres.	Proposals for a wider range of employment opportunities may reduce out-commuting. Any employment provision on this site should complement other employment areas and help in town centre regeneration.

Chippenham strategic employment site 4 - Land near Junction 17 (Sealy Farm)								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
Summary of significant effects								
Significant benefits from waste infrastructure proposals and employment provision.								
Significant adverse effects in terms of land and soil resources, air quality and environmental pollution, climatic factors and transport.								

Chippenham strategic employment site 5 - Land off A350								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Currently in agricultural use. Potential for habitat fragmentation and loss/disturbance to any protected/notable species in this area. No designated areas onsite. White, Hey and Grubbins Woods CWS and ancient woodland within 500m – potential impacts from light, noise and air pollution.	Specific mitigation required to reduce noise, light and air quality impacts on woodland areas to the north-west. Potential for buffer zone along north-west site boundary. Existing mature trees and hedgerows along field boundaries should be retained where possible and overall biodiversity enhanced throughout the site. Specific measures should be outlined to protect habitats of protected and notable species. Site is large enough for incorporation of green infrastructure and protection of existing natural features. Detailed additional ecological surveys are recommended.
2. Land and soil	Yes	LT	I	A	L	--	Significant loss of Greenfield land although no Grade I or II agricultural land present. This site is adjacent to the existing urban area with good access to A350 but is approx 2km from local facilities and infrastructure within Chippenham town centre.	No possibility of development on brownfield land or redeveloping existing buildings at this site. Site is separated from urban area by A350 reducing accessibility to Chippenham town centre.
3. Waste management	No	MT	R	A	L	-	No specific concerns but development of this site will lead to an increase in waste during construction and operational stages.	None
4. Water	No	MT	R	A	L	-	No specific issues. Development will increase	Location of development to avoid possible pollution to

Chippenham strategic employment site 5 - Land off A350								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
resources							water demand generally. Potential impacts on small watercourses within site and Hardenhuish brook to the south of site.	watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area.
5. Flood risk	No	MT	R	A	L	-	Development would replace large area of agricultural land with impermeable surfaces. Very small area FZ2/3 assoc with Hardenhuish brook south of site and there are areas susceptible to surface water flooding adjacent to A350 and across the centre of the site. However, site large enough for development to avoid flood risk areas and incorporate surface water mitigation measures.	FRA required. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site 28.85ha likely to significantly increase impacts on air quality and noise/light in this rural location. Site is remote from town centre and is separated from urban area by A350. Poor access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	Innovative sustainable transport schemes are essential to reduce impacts of transport and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Likely significant increase in emissions due to size and location of site. Site is remote from town centre and cannot take advantage of sustainable transport modes. Extent of effects will depend on future use and mitigation of emissions related to energy use and transport.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Chippenham town centre and other employment areas. Transport impacts must be established through transport

Chippenham strategic employment site 5 - Land off A350								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								assessment, incl capacity assessment on J17.
8. Historic environment	No	LT	R	A	L	-	No specific issues known. No designations in proximity to this site. Potential for archaeological concerns as previously undeveloped site.	Archaeological survey work may be required.
9. Rural and urban landscapes	No	LT	R	A	L	-	No specific landscape designations in this area therefore not significant effect. However, rural landscape and open countryside to the north, west and south and visible from A350. Public rights of way along northern boundary.	A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation, including reducing visual impacts on/from A350. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Housing is not proposed and proposals do not reduce opportunities for housing elsewhere.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts envisaged. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Transport assessment should include potential impacts on air quality in this area.
12. Poverty and deprivation	No	LT	R	A	L	+	Benefits in terms of employment provision.	A wide range of employment uses on this site would increase opportunities for local people, skilled and unskilled, and would help increase self-containment and reduce out-commuting.
13. Community facilities	No	MT	R	A	L	+	Employment use of this site should not have detrimental effect on community infrastructure. May help increase viability and vitality of some local services and facilities.	None.
14. Education and skills	No	MT	R	A	L	+	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Yes	LT	R	A	L	--	Accessible location for M4/A350 but still approx 2km from town centre. This size of	There will need to be significant investment in mitigation measures for impacts on A350 (and other

Chippenham strategic employment site 5 - Land off A350								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							development will significantly increase traffic on A350 which currently suffers congestion issues and cumulative impacts with other proposed development in Chippenham. Potential for access by sustainable transport modes but unlikely to significantly reduce additional impacts.	roads) and investment in sustainable transport modes linking with the town centre. Potential for future dualling of A350 but investment for this project only likely if combined with significant other development that could justify that.
16. Economy	Yes	LT	R	A	L	++/?	Likely significant benefits for local economy through increased employment provision on a site accessible to A350/M4. Concerns regarding separation of site from urban area.	Greater economic benefits if a wider range of employment opportunities provided other than distribution. This site, in combination with other development could justify dualling of A350 but if not likely to exacerbate congestion issues.
17. Employment	Yes	LT	R	A	L	++	Likely significant benefits through employment provision.	Any employment provision on this site should complement other employment areas and help in town centre regeneration. Current congestion issues on A350 must be resolved through further transport assessment and identification of infrastructure needs.
Summary of significant effects								
Significant benefits in terms of local economy and employment provision.								
Significant adverse effects in terms of land and soil resources, air quality and environmental pollution and transport.								

Chippenham strategic employment site 6 - Kington Park, Kington Langley								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Effects will depend on what development proposed	MT	R	A	L	-	No significant effects anticipated. Potential for some habitat fragmentation if development to take place on Greenfield site. White, Hey and Grubbins Woods CWS and ancient woodland approx 800m to west. Birds Marsh Wood approx 600m to south-east –	Specific mitigation required to reduce noise, light and air quality impacts on woodland areas to the west. Potential for buffer zone to mitigate effects between site and areas of woodland. Overall biodiversity should be enhanced throughout the site. Specific measures should be outlined to

Chippenham strategic employment site 6 - Kington Park, Kington Langley								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							potential indirect impacts from light, noise and air pollution but not direct loss.	protect habitats of protected and notable species. Detailed additional ecological surveys are recommended before any development takes place.
2. Land and soil	Effects will depend on what development proposed	?	?	?	?	?	The proposed development location is not known. There is an area of Grade 2 agricultural land east of White Wood. This site is not adjacent to the urban area of Chippenham. Access to local facilities in Kington Langley but Chippenham town centre approx 2.5-3km away.	Further details required of development proposals. If Greenfield development proposed, area of higher quality agricultural land east of White Wood should be avoided depending on other sustainability considerations.
3. Waste management	No	MT	R	A	L	-	No specific concerns but development of this site will lead to an increase in waste during construction and operational stages.	None
4. Water resources	No	MT	R	A	L	-	No specific issues are known. No major watercourses present at this location. Development will increase water demand generally.	Development must avoid pollution to any minor watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area.
5. Flood risk	No	MT	R	A	L	0/?	No specific issues known at this site.	FRA may be required for any development. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.

Chippenham strategic employment site 6 - Kington Park, Kington Langley								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	Effects will depend on what development proposed	LT	R	A	L	-/?	Rural location. Location of proposed development site not known. Adverse impacts likely on air quality and noise/light through increased activity and traffic. Site is remote from town centre and not adjacent to urban area of Chippenham. Poor access to local facilities, public transport links and key infrastructure – this will increase transport impacts. See also biodiversity section – areas of ancient woodland to the west may be indirectly affected.	Innovative sustainable transport schemes are essential to reduce impacts of transport and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution on surrounding rural area can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Effects will depend on what development proposed	LT	R	B	L	-/?	Likely increase in emissions through energy use and transport. Site is remote from town centre. Extent of effects will depend on future use and mitigation of emissions related to energy use and transport.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Chippenham town centre and other employment areas. Transport impacts must be established through further transport assessment.
8. Historic environment	No	LT	R	A	L	?	No specific issues known. No designations in proximity to this site. Potential archaeological concerns if development of Greenfield land.	Further archaeological survey work may be required. Future effects will depend on nature of development and location which are not known.
9. Rural and urban landscapes	Effects will depend on what development proposed	LT	R	A	L	-	No landscape designations in this area therefore not considered significant effect. However, rural landscape and open countryside around site and visible from A350. There is a public right of way just to the west of Kington Park which could be adversely affected by development plans.	A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation, including reducing visual impacts on/from A350. Public rights of way in area should be protected or suitable mitigation provided.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Employment	None.

Chippenham strategic employment site 6 - Kington Park, Kington Langley								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							site. Housing is not proposed and proposals do not reduce opportunities for housing elsewhere.	
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts envisaged. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities. It is not known if facilities at Chippenham golf course could be affected by any development plans at Kington Park.	Transport assessment should include potential impacts on air quality in this area. Chippenham golf course to the west of Kington Park – mitigation may be required if the golf course is likely to be adversely affected by development proposals.
12. Poverty and deprivation	No	LT	R	A	L	+	Benefits in terms of employment provision.	A wide range of employment uses on this site would increase opportunities for local people, skilled and unskilled, and would help increase self-containment and reduce out-commuting.
13. Community facilities	No	MT	R	A	L	+	Employment use of this site should not have detrimental effect on community infrastructure. May help increase viability and vitality of some local services and facilities.	None.
14. Education and skills	No	MT	R	A	L	+	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Effects will depend on what development proposed	LT	R	A	L	-/?	Accessible location for M4/A350 but site distant from town centre. Development in this location likely to increase traffic on A350 which currently suffers congestion issues and cumulative impacts with other proposed development in Chippenham. Potential for access by sustainable transport modes but unlikely to significantly reduce additional impacts.	There will need to be significant investment in mitigation measures for impacts on A350 (and other roads) and investment in sustainable transport modes linking with the town centre. Potential for future dualling of A350 but investment for this project only likely if combined with significant other development that could justify that.
16. Economy	Effects will depend on what	LT	R	A	L	+/?	Likely benefits for local economy through increased employment provision on a site accessible to A350/M4.	This site, in combination with other development could justify dualling of A350 but if not likely to exacerbate A350 congestion issues.

Chippenham strategic employment site 6 - Kington Park, Kington Langley								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
	development proposed						Concerns regarding location of site away from Chippenham urban area and town centre.	
17. Employment	Effects will depend on what development proposed	LT	R	A	L	+/?	Likely benefits through employment provision.	Any employment provision on this site should complement other employment areas and help in town centre regeneration. Current congestion issues on A350 must be resolved through further transport assessment and identification of infrastructure needs.
Summary of significant effects								
No significant benefits considered likely. Information on development proposals ie location, proposed uses was not available at time of assessment. Significant adverse effects in terms of transport because of location of Kington Park – effects will also depend on what development is proposed.								

Summary of assessment scores – Chippenham

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
Site																	
1. Hill Corner (9.1ha)	--/?	-	0	-/?	0	-/?	-/?	0/?	-/?	0	+	+	0	+	-	+	+/?
2. Hunters Moon (4.99ha)	-	-	0	-	-/?	-/?	-/?	0	-/?	0	+	+	0	+	-	+	+/?
3. Showell Farm (28.85ha)	-/?	--/?	-	-/?	-/?	--/?	--/?	-	-	0	+	+	+	+/?	--/?	+++/?	+++/?
4. Land near Junction 17 (Sealy Farm) (22.9ha)	-/?	--	++	-	-/?	--/?	--/?	-	-	0	+	+/?	+	+	--	+	+++/?
5. Land off A350 (30ha)	-	--	-	-	-	--/?	--/?	-	-	0	+	+	+	+	--	+++/?	+++/?
6. Kington Park, Kington Langley (3.1ha)	-	?	-	-	0/?	-/?	-/?	?	-	0	+	+	+	+	-/?	+/?	+/?

What are the most favourable sites in sustainability terms? The two smaller sites (Hill Corner and Hunters Moon) are likely to lead to lesser environmental effects generally because of their size but also unlikely to give the benefits of the larger employment sites in terms of economic growth and employment. Of the larger proposed employment sites (Showell Farm, Sealy Farm and Land off A350) it is difficult to identify a site that is clearly more sustainable than others against the sustainability objectives and a more detailed assessment at site level would be required. All of the larger sites are relatively remote from Chippenham town centre and on Greenfield land, and significant impacts are considered likely relating to land and soil resources, air quality, climatic factors and transport. Site option 4 (Sealy Farm) is not considered likely to have the same level of economic benefits for Chippenham town centre because of its location, making it unlikely to help meet Chippenham Vision objectives regarding town centre regeneration. However, proposals at this site for waste management facilities will give significant benefits. At the time this assessment was carried out (December 2011), details of what development is proposed at Kington Park were not available to the SA team. The assessment has therefore been undertaken considering just the location of the existing site at Kington Park only.

Appendix J. Corsham – potential strategic employment sites

Corsham strategic employment site 1 - East of Leafield Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Greenfield site. No specific designations in vicinity. Record of pipistrelle bats in area. Potential for limited habitat fragmentation and disturbance to protected/notable species found in this area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect habitats of protected and notable species. Ecological survey work should be undertaken.
2. Land and soil	No	LT	I	A	L	-	Relatively small site 3.35ha. All Greenfield. No information available regarding quality of agricultural land. Limited loss of Greenfield land expected.	Loss of Greenfield land can be reduced through building at maximum viable densities.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	Watercourse runs along the western boundary of this site. Potential for adverse impacts. Not known if Source Protection Zone. The EA Groundwater Protection Policy (GP3) should be referred to, to ensure appropriate type of	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which

Corsham strategic employment site 1 - East of Leafield Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							development. Significance of effects will depend on location and size of development and mitigation measures to avoid pollution of watercourse.	should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	LT	R	A	L	-/?	There is a small watercourse to the west of this site adjacent to Leafield industrial estate. An area of flood zone 3.	Development should be located away from area of flood risk in the west of the site. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.
6. Air quality and environmental pollution	No	MT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles, given the location of this site away from the town centre. Development likely to generate additional noise and light pollution compared with current agricultural use, depending on future use.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment. Strong sustainable

Corsham strategic employment site 1 - East of Leaffield Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								transport links should be supported with town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	0/?	No record of any heritage designations in this area. No adverse effects envisaged, subject to further archaeological assessment of site.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with and respect rural character of area to the north, south and east. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	0/?	No landscape designations in this area. One Right of Way crosses this site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.

Corsham strategic employment site 1 - East of Leaffield Industrial Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
15. Transport	No	LT	R	A	L	-	Site approx 2km from Corsham town centre. Likely increases in car traffic on local roads.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	None
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement adjacent employment areas.
Summary of significant effects - No significant effects considered likely, either positive or negative.								

Corsham strategic employment site 2 - Land rear of Fiveways								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Yes	LT	R	A	L	--/?	Few constraints onsite. However Bath and Bradford on Avon bats SAC and Box mine SSSI located to the south west approx. 300m. Significant adverse effects likely, depending on size, location and design of development. Greenfield site – potential for habitat fragmentation, loss of hedgerows and mature trees on site.	Need to maintain and enhance major flight lines. Constraints re lighting, noise and vibration – effects would need to be avoided or minimised and this may restrict employment uses on this site. Existing mature trees and hedgerows should be retained on site wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect habitats of protected and notable species and extensive ecological survey work undertaken in order to incorporate mitigation for impacts on bats.
2. Land and soil	No	LT	I	A	L	-/?	Relatively small site 7.7ha. All Greenfield. No	Loss of Greenfield land can be reduced through

Corsham strategic employment site 2 - Land rear of Fiveways								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							information available regarding quality of agricultural land. Limited loss of Greenfield land expected.	building at maximum viable densities. Further information required re agricultural land value.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. No significant water bodies or watercourses on this site or in proximity. Not known if Source Protection Zone. The EA Groundwater Protection Policy (GP3) should be referred to, to ensure appropriate type of development. Significance of effects will depend on location and size of development and mitigation measures to avoid pollution of watercourse.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.
5. Flood risk	No	LT	R	A	L	0/?	Site within flood zone 1. No specific concerns although this is a Greenfield site. Extent of effects dependent on mitigation measures incorporated.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.
6. Air quality and environmental	No	MT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles, given the location of this site	Innovative sustainable transport schemes are essential to reduce impacts of the car and to

Corsham strategic employment site 2 - Land rear of Fiveways								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
pollution							away from Corsham town centre. Development likely to generate additional noise and light pollution, impacting on adjacent residential area, depending on future uses.	increase accessibility to the town centre by sustainable transport modes. Mitigation measures required to reduce impacts of noise and light on adjacent residential areas.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment. Strong sustainable transport links should be supported with town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	0	There are no historic designations on site or in vicinity, including listed buildings. Significance of effects will depend on further archaeological assessment being undertaken.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with and respect rural character of area to the north and east. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No Rights of Way on site. West Wiltshire Green Belt approx. 200m to the west. No other landscape designations in proximity to this site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design

Corsham strategic employment site 2 - Land rear of Fiveways								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+/?	No adverse impacts. Possibly some benefits for health and wellbeing through job creation. Uncertainty re impacts on residential areas – depends on future uses.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Site approx 3km from Corsham town centre. Likely increases in car traffic on local roads. Not considered significant due to relatively small site. Effects will depend on measures to reduce car use and encourage walking/cycling/public transport use.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	None.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - There is a potential significant effect in terms of impacts on the nearby Bath & Bradford on Avon bats SAC and Box mine SSSI located to the south west. There is a need to maintain and enhance major flight lines and there are constraints re lighting, noise and vibration resulting from this. Effects would need to be avoided or minimised and this may restrict employment uses on this site. Specific measures should be taken to protect habitats of protected and notable species and extensive ecological survey work undertaken in order to incorporate mitigation for impacts on bats.								

Summary of assessment scores – Corsham

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
Site																	
1. East of Leaffield Industrial Estate (3.35ha)	-/?	-	0	-/?	-/?	-/?	-/?	0/?	0/?	0	+	+	0	+	-	+	+/?
2. Land rear of Fiveways (7.7ha)	-/?	-/?	0	-/?	0/?	-/?	-/?	0	-/?	0	+/?	+	0	+	-	+	+/?
What is the most favourable site in sustainability terms? Option 1 'East of Leaffield Industrial Estate' is the more favourable of the two sites and the one recommended for inclusion.																	

Appendix J. Devizes – potential strategic employment sites

Devizes strategic employment site 1 - Between A361 & Horton Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Potential impacts on reptiles, badger, barn owl, invertebrates, bats and breeding birds	LT	I	A	L	-	Loss of rough grassland habitats supporting reptiles, invertebrates, ground nesting birds and foraging bats and barn owl. Many badger records on and surrounding site – setts likely. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful masterplanning and design of green roofs, landscaping and SuDS can provide alternative habitats for target species. Timing of works and translocation where necessary. Badger licence may be required.
2. Land and soil	Loss of Greenfield land.	LT	I	A	L	-/?	Further info required to establish Agricultural Land Classification. <20ha, therefore unlikely to be considered significant	None

Devizes strategic employment site 1 - Between A361 & Horton Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
3. Waste management	Production of construction / commercial waste	LT	R	A	L	-	Production of construction waste during construction phase. Production of commercial waste likely, but dependent upon nature of tenants / occupants of units.	A Site Waste Management Plan should be completed for development. Consideration should be given to use of materials with low embodied energy and use of recycled materials. Easily accessible facilities should be provided on-site for waste, recycling/re-use.
4. Water resources	Water consumption requirements unclear	LT	I	A	?	?	Water consumption will be dependent upon nature of proposed business use. Further study required to establish potential effects. No particular concerns re effects on watercourses.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area. Local water interests in the area such as wells, springs, etc, and private abstractions must not be adversely affected either.
5. Flood risk	Not at risk of flooding. May increase run-off rates to adjacent properties	LT	R	A	L	-	Conversion of Greenfield land to buildings / hard standing likely to increase runoff rates.	Development should be located in flood zone 1. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. An SFRA Level 2 may be required if development near or within FZ2 or FZ3. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Potential for emissions and lighting, noise	LT	R	A	?	-/?	Likely to be noise, dust and vibration during construction phase. Operational impacts of emissions, lighting and	Construction Environmental Management Plan. Planning conditions to restrict noise and lighting. Environmental Permit to control emissions (if

Devizes strategic employment site 1 - Between A361 & Horton Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
	and dust production.						noise dependant on nature of final business uses.	necessary)
7. Climatic factors	Increase in GHG emissions likely	LT	I	B	?	-/?	Likely to increase emissions, compared to current situation, through construction, energy use and subsequent travel by employees. Levels of GHG generation dependent upon nature of final business uses.	Development should meet high levels of energy efficiency and consider meeting the energy and heat demands through renewable or low carbon forms of generation. There is potential to provide renewable forms of energy and heat on site.
8. Historic environment	No listed buildings or conservation areas in the vicinity.	MT	R	A	L	0	Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards are required to avoid adverse impacts. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	Likely to affect landscape character. Potential to affect the setting of the AONB.	LT	I	A	L	--/?	Significant change to the rural and open nature of the site. Potentially negative transition from rural / urban areas. Potentially affecting the setting of the nearby North Wessex Downs AONB; visible from higher ground to the north and east. Public footpath linking Devizes to the AONB runs through the northern edge of the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Sensitive landscaping, limit building heights, materials and palletes, particularly around the more visible northern and eastern edges of the development. Sensitive landscaping / screening alongside the PRoW.
10. Housing	No loss of housing land.	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	Loss of informal recreation area	LT	I	A	L	-	Area appears to include a network of informal footpaths likely to be used by local residents for informal recreation. PRoW through the northern part of the site.	Maintain clear access to PRoW. Layout should maintain legible access through site from Horton Road to A361.
12. Poverty and deprivation	Increased employment opportunities	LT	R	A	L	+	No adverse impacts. Benefits in terms of job creation. Extent of effects will depend on range of job	There should be good provision of a range of employment options to meet differing needs.

Devizes strategic employment site 1 - Between A361 & Horton Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
	likely to reduce local poverty / deprivation						provision and opportunities for local people.	Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	Community facilities unlikely	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	Additional employment provision and skills retention	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	Likely to be some increase in car use. Capacity issues.	LT	I	A	L	-/?	Some increase in car use is likely, and there are known capacity issues.	Developer contributions likely to be required to improve road junctions. The site is serviced well by bus routes (number 48 and 49), a Travel Plan should be developed to encourage walking / cycling / public transport
16. Economy	Additional jobs and investment should benefit the economy.	LT	R	A	L	++	Will generate local jobs during construction and operational phases. Should attract and generate new business and investment for the town.	This development should have strong and accessible links to town centre. Strong investment in sustainable transport infrastructure will help reduce potential traffic congestion, and create/improve walking and cycling links to/from town centre.
17. Employment	Additional jobs will be created	LT	R	A	L	++	A significant number of additional jobs will be created during construction and operational phases.	Development at this location should include consideration of helping to improve the viability and competitiveness of adjacent industrial estate.
<p>Summary of significant effects</p> <p>Environmental - The location of the site on the edge of the town facing towards the AONB creates the potential for impacts upon the local landscape character and setting of the national designation. Sensitive masterplanning, landscaping and architecture will be required to reduce any such impacts.</p> <p>Social - Limited but positive impacts will be provided through the creation of new jobs for local residents, with associated effects upon poverty levels. Loss of public access to the site for informal recreation may have a negative effect upon local residents, however provided the nearby open countryside remains easily accessible this should not be significant.</p> <p>Economic - The development is likely to increase employment during construction and operational phases and could attract inward investment from new companies.</p>								

Devizes strategic employment site 2 - Land to the west of Hopton Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Potential impacts on reptiles, breeding birds, barn owl and badger.	LT	I	A	L	-	Loss / fragmentation of hedgerow habitats potentially supporting reptiles and foraging barn owl. Loss of scrub / hedgerows could affect breeding birds. Badgers known to be present locally. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful masterplanning and design of green roofs, landscaping and SuDS can provide alternative habitats for target species. Timing of works and translocation where necessary. Badger licence may be required.
2. Land and soil	Loss of Greenfield.	LT	I	A	L	-/?	Further info required to establish Agricultural Land Classification. <20ha, therefore unlikely to be considered significant	None
3. Waste management	Production of construction / commercial waste	LT	R	A	L	-	Production of construction waste during construction phase. Production of commercial waste likely, but dependent upon nature of tenants / occupants of units.	A Site Waste Management Plan should be completed for development. Consideration should be given to use of materials with low embodied energy and use of recycled materials. Easily accessible facilities should be provided on-site for waste, recycling/re-use.
4. Water resources	Water consumption requirements unclear	LT	I	A	?	?	Water consumption will be dependent upon nature of proposed business use. Further study required to establish potential effects.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels. The development should not adversely affect any existing legal water interests in the area. Local water interests in the area such as wells, springs, etc, and private abstractions must not be adversely affected either.
5. Flood risk	Not at risk of flooding. May	LT	R	A	L	-	Conversion of Greenfield land to buildings / hard standing likely to increase runoff rates.	Development should be located in flood zone 1. Surface Water Management Strategy may be

Devizes strategic employment site 2 - Land to the west of Hopton Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
	increase run-off rates to adjacent properties							required to demonstrate equivalent to greenfield runoff post development. An SFRA Level 2 may be required if development near or within FZ2 or FZ3. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Potential for emissions and lighting, noise and dust production.	LT	R	A	?	-/?	Likely to be noise, dust and vibration during construction phase. Operational impacts of emissions, lighting and noise dependant on nature of final business uses.	Construction Environmental Management Plan. Planning conditions to restrict noise and lighting. Environmental Permit to control emissions (if necessary)
7. Climatic factors	Increase in GHG emissions likely	LT	I	B	?	-/?	Likely to increase emissions, compared to current situation, through construction, energy use and subsequent travel by employees. Levels of GHG generation dependent upon nature of final business uses.	Development should meet high levels of energy efficiency and consider meeting the energy and heat demands through renewable or low carbon forms of generation. There is potential to provide renewable forms of energy and heat on site.
8. Historic environment	Listed buildings nearby.	LT	I	A	L	-	Roundway Hill Farmhouse present nearby, potential affects upon its setting. Other listed buildings in Rounway hill less likely to be affected. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful use of landscaping / screening around the edges of development. Sensitive design of buildings. Careful consideration of design standards are required to avoid adverse impacts. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	Yes	LT	I	A	L	--	Site is just on the edge of the North Wessex Downs AONB. Significant impacts upon its setting and local landscape character likely.	Sensitive landscaping, limit building heights, materials and palletes, particularly around the more visible northern and eastern edges of the development. Development should be located so as not to cause adverse impacts on the AONB.
10. Housing	No loss of	/	/	/	/	0	No impacts on housing provision.	None.

Devizes strategic employment site 2 - Land to the west of Hopton Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
	housing land							
11. Healthy communities	No	LT	R	A	L	+/?	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	None
12. Poverty and deprivation	No	MT	R	A	L	+/?	No adverse impacts. Benefits in terms of job creation. Extent of effects will depend on range of job provision and opportunities for local people.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	Additional employment provision and skills retention	LT	R	A	L	+	New jobs will help retain skills in the town and improve the range of jobs	None
15. Transport	Likely to be some increase in car use.	LT	I	A	L	-/?	Some increase in car use is likely.	Developer contributions may to be required to improve road junctions. The site is serviced well by bus routes (number 48 and 49), a Travel Plan should be developed to encourage walking / cycling / public transport.
16. Economy	Additional jobs and investment should benefit the economy.	LT	R	A	L	++	Will generate local jobs during construction and operational phases. Should attract and generate new business and investment for the town.	None
17. Employment	Additional jobs will be created	LT	R	A	L	++	A significant number of additional jobs will be created during construction and operational phases.	None
Summary of significant effects								
Environmental - The location of the site on the edge of the AONB creates the potential for impacts upon the local landscape character and the national designation. Sensitive masterplanning, landscaping and architecture will be required to reduce any such impacts.								
Social - Benefits will be provided through the creation of new jobs for local residents, with associated effects upon poverty levels.								
Economic - The development is likely to increase employment during construction and operational phases and could attract inward investment from new companies.								

Summary of assessment scores – Devizes

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
1. Between A361 & Horton Road (8.43ha)	-	-/?	-	?	-	-/?	-/?	0	-	0	-	+	0	+	-/?	++	++
2. Land to the west of Hopton Park	-	-/?	-	?	-	-/?	-/?	-	-	0	0	+	0	+	-/?	++	++
<p>What is the most favourable site in sustainability terms? Both sites are comparable in terms of significant effects. Both sites could have significant economic benefits but significantly adverse landscape impacts because of the proximity of the North Wessex Downs AONB. Option 2 boundary runs right up to the border with the AONB; it is debateable if this would lead to greater landscape impacts than Option 1. It is recommended that further detailed landscape assessment is undertaken that is beyond the scope of this sustainability appraisal.</p>																	

Appendix J. Malmesbury – potential strategic employment sites

Malmesbury strategic employment site - Land at the Garden Centre								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity		MT	R	A	L	0/?	Few biodiversity constraints on site. Mature hedgerow and trees on northern and eastern boundaries. Long Wood, Charlton Park approx. 700m to east. This is an area of ancient woodland and County Wildlife Site. Impacts should be reduced or avoided. Record of badger and bat species in this area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Development should avoid or reduce adverse impacts on Long Wood. Appropriate ecological surveys should be undertaken to determine impacts on existing biodiversity assets, including protected species. Mature trees and significantly diverse hedgerows should be retained wherever possible. Measures to reduce impacts of noise and light pollution need serious consideration.
2. Land and soil	No	LT	I	A	L	-	Limited loss of Greenfield land. Relatively small site 3.63ha. Partly brownfield site due to nursery.	Development of brownfield part of site only would avoid developing Greenfield land.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. No significant water bodies or watercourses on this site. Limited potential for impacts on groundwater. Depends on uses.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	MT	R	A	L	-/?	No specific issues on site. No flood zone 2 or 3 at this location. An area of flood zone 3 approx 200m to the north. Greenfield development can increase surface water	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered

Malmesbury strategic employment site - Land at the Garden Centre								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							runoff. Extent of effects dependent on mitigation measures incorporated.	and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles, given the location of this site away from the town centre. Relatively small site therefore not considered significant. Development likely to generate additional noise and light pollution compared with current use.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with the town centre. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	MT	R	A	L	0/?	No heritage designations in area. No listed buildings. Few impacts envisaged. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with and respect the rural character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No landscape designations in this area. No PROWs on site. Potential adverse impacts on rural character of this area. Significance of	Any development on this site should respect the rural nature of the area. A more detailed landscape assessment should

Malmesbury strategic employment site - Land at the Garden Centre								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							effects will depend on location and size of development, design quality and future employment uses.	be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Site approx. 2km from town centre. Increases in car use likely. Not significant due to relatively small site but depends on future use and capacity of local roads.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	None
17. Employment	No	MT	R	A	L	+	Employment opportunities will increase. Size of site means benefits not considered significant.	Job provision should match locally available skills to reduce need to travel.
Summary of significant effects - No significant effects envisaged, either positive or negative.								

Summary of assessment scores - Malmesbury

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
Site																	
1. Land at the Garden Centre (3.63ha)	0/?	-	0	-/?	-/?	-/?	-/?	0/?	-/?	0	+	+	0	+	-	+	+
What is the most favourable site in sustainability terms? The site named 'Land at the Garden Centre' is the only site assessed through the sustainability appraisal and therefore the only site that can be recommended.																	

Appendix J. Melksham – potential strategic employment sites

Melksham strategic employment site 1 - Land at Berryfield								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	No particular concerns. No designations in this area. Greenfield, agricultural land. Development may cause some habitat fragmentation and disturbance to protected/notable species found in this area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and notable species. Appropriate ecological surveys should be undertaken to determine impacts on existing biodiversity assets
2. Land and soil	Yes	LT	I	A	L	--	Large site 21.91 ha. All Greenfield land. Majority of site Grade I agricultural land. Site is remote from town centre, is not adjacent to Melksham urban area and does	This size development is not recommended in this location. Locating development adjacent to Melksham urban area would give better access to local facilities and public transport

Melksham strategic employment site 1 - Land at Berryfield								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
						0	not have good access to local facilities, public transport links and key infrastructure.	links than a more remote development site such as this. No possibility of development on brownfield land or redeveloping existing buildings. Grade I agricultural land should be avoided.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	No major watercourses in vicinity. Minor watercourse on northern boundary and ditches which will require protection. Effects will depend on location and size of development, design quality and future employment uses.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	LT	R	A	L	-	Watercourse on northern boundary. Rest of large site no flood risk concerns. Conversion of Greenfield land to buildings / hard standing likely to increase runoff rates.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.

Melksham strategic employment site 1 - Land at Berryfield								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site 21.91ha likely to significantly increase impacts on air quality and noise/light in this rural location. Site remote from town centre and not adjacent to Melksham urban area. It does not have good access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Size of proposed site likely to significantly increase emissions. Site is remote from town centre and is not adjacent to urban area and separated by railway line. It does not have good access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Melksham town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	0/?	No specific concerns. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards and location of development are required to avoid adverse impacts on rural character and any listed buildings in vicinity. Archaeological survey work will be required.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No landscape designations but size of site will adversely affect rural character of this area. Public rights of way run across site east to west and along western boundary. Significance of effects will depend on location and size of development, design quality and	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local

Melksham strategic employment site 1 - Land at Berryfield								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							future employment uses.	character. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision as other sites allocated for housing in Melksham.	Due to size of site a mixed-use development could be considered rather than employment only. This would reduce need to travel and increase self-containment.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	Yes	LT	R	C	L	++/?	Depending on actual size of employment provision and uses, significant benefits can be expected through job creation and secondary benefits for other businesses. Benefits further afield.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	MT	R	A	L	+	Some benefits in terms of provision and improving viability of local services and facilities.	None.
14. Education and skills	No	MT	R	C	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely.	None.
15. Transport	Yes	LT	R	C	L	--/?	This size of development in this location will significantly increase traffic on A350 and Semington Rd. Site remote from town centre and not adjacent to urban area. Poor public transport services here although limited service on	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Potential future dualling of A350.

Melksham strategic employment site 1 - Land at Berryfield								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Semington Rd.	
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a large site. Concerns over traffic impacts on A350.	Development here should contribute to regeneration of Melksham town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required. Potential future dualling of A350?
17. Employment	Yes	LT	R	C	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - This is a large proposed site and if developed for employment only will have significant benefits for the local economy and job creation. Associated benefits for social inclusion through provision of work. However, the majority of this site is Grade I agricultural land of which much will be lost permanently. Site is remote from town centre and not adjacent to Melksham urban area. Traffic impacts likely to be significant on A350 and other local roads with consequent adverse impacts on air quality and climatic factors. A site within or adjacent to urban area would be preferable.								

Melksham strategic employment site 2 - Land south of A365/north of Bowerhill								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	No particular concerns. No designations in this area. Greenfield, agricultural land. Development may cause some habitat fragmentation and disturbance to protected/notable species found in this area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and notable species. Appropriate ecological surveys should be undertaken to determine impacts on existing biodiversity assets
2. Land and soil	No	LT	I	A	L	-	Greenfield site 5.6ha site proposed. No grade 1 or 2 agricultural land present at this	None

Melksham strategic employment site 2 - Land south of A365/north of Bowerhill								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							site. Not significant.	
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. No significant water bodies or watercourses on this site or in proximity. Limited potential for impacts on groundwater. Depends on uses.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	LT	R	A	L	-	No flood risk concerns. Conversion of Greenfield land to buildings / hard standing likely to increase runoff rates.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles and impacts on local highway network. There are local bus services in the area but majority of travel still likely to be by car. Development likely to generate additional	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. Mitigation measures to reduce effects of noise and light on residential areas to the north should be incorporated.

Melksham strategic employment site 2 - Land south of A365/north of Bowerhill								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							noise and light pollution compared with current agricultural use.	
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment/residential areas. Strong sustainable transport links should be supported with Melksham town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	-/?	No designated areas on site or adjacent. There are a number of listed buildings at The Spa, within 0.5km of this site, and development here may impact on these and their setting. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards and location of development are required to avoid adverse impacts on rural character and any listed buildings in vicinity. Archaeological survey work will be required.
9. Rural and urban landscapes	No	LT	R	A	L	-	There are no landscape designations in this area. Site highly visible from Western Way, Pathfinder Way and residential areas to the south and north. Concerns have been expressed over development in the gap between Melksham and Bowerhill, although the site under consideration here would avoid coalescence with the Bowerhill residential	Development on this site should not allow coalescence with the Bowerhill residential area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.

Melksham strategic employment site 2 - Land south of A365/north of Bowerhill								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							area. Public right of way in north-east of site near to roundabout. Significance of effects will depend on location and size of development, design quality and future employment uses.	
10. Housing	No	/	/	/	/	0	No impacts on housing provision as other sites allocated for housing in Melksham.	None.
11. Healthy communities	No	MT	R	A	L	0/?	Benefits for health and wellbeing through job creation. However, may be amenity issues associated with future employment uses on residential areas to the north and south.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic and future employment uses. Development should not adversely impact on residential areas to north and south
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Good access to A365 and A350. Bus services on Halifax Rd. Development likely to increase car traffic on local roads	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required. Potential future dualling of A350?
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	Development here should contribute to regeneration of Melksham town centre and not compete with it.

Melksham strategic employment site 2 - Land south of A365/north of Bowerhill								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - No significant effects envisaged. This is a relatively small site with potential impacts associated with development of a Greenfield site and benefits for the local economy and employment opportunities.								

Summary of assessment scores – Melksham

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
1. Land at Berryfield (21.91ha)	-/?	--	0	-/?	-	--/?	--/?	0/?	-/?	0	+	++/?	+	+/?	--/?	++/?	++
2. Land south of A365/north of Bowerhill (5.6ha)	-/?	-	0	-/?	-	-/?	-/?	-/?	-	0	0/?	+	0	+	-	+	+/?
What is the most favourable site in sustainability terms? There are no specific environmental constraints to development at either site. Option 2 is a relatively small site and is showing no significant effects. Option 1 will have significant positive and negative impacts, mainly due to its size and location - it is fairly isolated and remote from the town centre, is not adjacent to Melksham urban area and does not have good access to local facilities, public transport links and key infrastructure. Development at 'Land at Berryfield' is preferable due to its location – however whether this site can fulfil Melksham's employment needs will need to be decided.																	

Appendix J. Royal Wootton Bassett – potential strategic employment sites

Royal Wootton Bassett strategic employment site 1 - Former St Ivel factory								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	0	Brownfield site. Few biodiversity concerns.	An ecological assessment will be required prior to any development.
2. Land and soil	Yes	LT	I	A	L	++	Redevelopment of previously developed land.	None.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	LT	R	A	L	0	Water consumption will be dependent upon nature of proposed business use. No specific concerns re watercourses. Further assessment required to establish potential effects.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels.
5. Flood risk	No	LT	I	A	L	+	Not in flood zones 2 or 3. Potential to reduce run-off rates to surrounding land through incorporation of SuDS and green roofs.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	No	LT	R	A	?	-/?	Likely to be noise, dust and vibration during construction phase. Operational impacts of emissions, lighting and noise dependant on nature of final business uses.	Construction Environmental Management Plan. Planning conditions to restrict noise and lighting. Environmental Permit to control emissions (if necessary)
7. Climatic factors	No	LT	I	B	?	-/?	Likely to increase emissions, compared to	Development should meet high levels of

Royal Wootton Bassett strategic employment site 1 - Former St Ivel factory								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							current situation, through construction, energy use and subsequent travel by employees. Levels of GHG generation dependent upon nature of final business uses.	energy efficiency and consider meeting the energy and heat demands through renewable or low carbon forms of generation. There is potential to provide renewable forms of energy and heat on site.
8. Historic environment	Yes	LT	I	A	L	--/?	Listed building present on site (Wincanton Transport Depot); should be retained. Potential impacts on setting of this building and an adjacent scheduled monument (Post Mill Mound), however in the long-term this may have a positive effect over current condition. Significance of effects will depend on location and size of development, design quality and future employment uses.	Retain and reuse Wincanton Transport Depot in masterplan within a sensitive setting, including adjacent buildings. Sensitive landscaping to the north east of the site, closest to Pound Mill Mound.
9. Rural and urban landscapes	No	LT	I	A	L	+	Quality urban design and architecture can make a contribution to local landscape character and townscape. Unlikely to be visible from AONB. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.
10. Housing	No	LT	I	A	L	-	Housing is also proposed for the site. Allocation of employment may reduce potential for housing.	Strike a balance between housing and employment provision for the site based on local needs.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community	No	/	/	/	/	0	No impacts on provision of, or access to,	None.

Royal Wootton Bassett strategic employment site 1 - Former St Ivel factory								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
facilities							community facilities.	
14. Education and skills	No	LT	R	A	L	+	New jobs will help retain skills in the town and improve the range of jobs	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	I	A	L	-	Good connection to transport network, however traffic is required to drive through the village. Some increase in car use by commuters is likely. Potential for walking / cycling.	Restrict uses to avoid generation of HGV movements. Travel Plan should be developed to encourage walking / cycling / public transport.
16. Economy	Yes	LT	R	A	L	++	Will generate significant numbers of local jobs during construction and operational phases. Should attract and generate new business and investment for the town.	None
17. Employment	Yes	LT	R	A	L	++	A significant number of additional jobs will be created during construction and operational phases.	None
Summary of significant effects Environmental - Historical receptors in the site are sensitive to development, however given the current derelict brownfield nature of the land, reuse of the site could potential improve their setting subject to sensitive urban design. Social - Minor positive social effects associated with the larger economic benefits of development Economic - The development is likely to increase employment during construction and operational phases and could attract inward investment from new companies.								

Royal Wootton Bassett strategic employment site 2 - Land to the west of Templars Way								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	LT	I	A	L	-	Potential loss and fragmentation of hedgerows and grassland with impact upon breeding birds, reptiles, foraging bats. Significance of effects will depend on	Sensitive landscaping including SuDS and green roofs to provide compensatory habitat for target species.

Royal Wootton Bassett strategic employment site 2 - Land to the west of Templars Way								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							location and size of development, design quality and future employment uses.	
2. Land and soil	No	LT	I	A	L	-/?	Further info required to establish Agricultural Land Classification. <20ha, therefore unlikely to be considered significant	Concentrating development adjacent to the existing urban area would allow better access to existing services/facilities and public transport services.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	LT	R	A	L	?	Water consumption will be dependent upon nature of proposed business use. No specific concerns re watercourses. Further assessment required to establish potential effects.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels.
5. Flood risk	No	LT	R	A	L	-	Not in flood zones 2 or 3. Conversion of Greenfield land to buildings / hard standing likely to increase runoff rates.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.
6. Air quality and environmental pollution	No	LT	R	A	?	-/?	Likely to be noise, dust and vibration during construction phase. Operational impacts of emissions, lighting and noise dependant on nature of final business uses.	Construction Environmental Management Plan. Planning conditions to restrict noise and lighting. Environmental Permit to control emissions (if necessary)
7. Climatic factors	No	LT	I	B	?	-/?	Likely to increase emissions, compared to current situation, through construction, energy use and subsequent travel by employees. Levels of GHG generation dependent upon nature of final business	Development should meet high levels of energy efficiency and consider meeting the energy and heat demands through renewable or low carbon forms of generation. There is potential to provide renewable forms of

Royal Wootton Bassett strategic employment site 2 - Land to the west of Templars Way								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							uses.	energy and heat on site.
8. Historic environment	No	LT	R	A	L	0	There are no heritage designations in this area. No adverse effects envisaged, subject to further archaeological assessment of site.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form and respect the character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	I	A	L	-	Potential impacts upon local landscape character through loss of landscape features and poor urban – rural transition. Visual impact upon users of PRow through site. Unlikely to be visible from AONB. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful masterplanning and landscaping around site margins and along PRow through site.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	LT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	New jobs will help retain skills in the town and improve the range of jobs	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	I	A	L	-	Good connection to transport network, however traffic is required to drive through the village. Some increase in car use by commuters is likely. Poor public transport.	Restrict uses to avoid generation of HGV movements. Travel Plan should be developed to encourage walking / cycling / public transport.

Royal Wootton Bassett strategic employment site 2 - Land to the west of Templars Way								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
16. Economy	No	LT	R	A	L	+	Will generate local jobs during construction and operational phases. Should attract and generate new business and investment for the town.	None
17. Employment	No	LT	R	A	L	+	Additional jobs will be created during construction and operational phases.	None
Summary of significant effects								
Environmental - Local biodiversity and landscape receptors may be affected; however mitigation should reduce any such impacts to reasonably low levels.								
Social - Minor positive social effects associated with the larger economic benefits of development								
Economic - The development is likely to increase employment during construction and operational phases and could attract inward investment from new companies.								

Royal Wootton Bassett strategic employment site 3 - Extension to Interface								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	LT	I	A	L	-/?	Great crested newt known to be present nearby, loss of terrestrial habitats likely. Reptiles and breeding birds also likely to be affected. Loss of marshy grassland habitats could be significant.	Translocation of great crested newt and reptiles with creation of compensatory habitat. Creation of breeding bird habitat as part of landscaping proposals. Creation of wetland mosaic as compensation for loss of marshy grassland. Ecological Management Plan.
2. Land and soil	No	LT	I	A	?	0/?	Possible loss of Greenfield, however this is unlikely to be of high agricultural value.	Development should be prioritised on brownfield land if possible. If developing Greenfield, higher quality agricultural land should be avoided.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	LT	R	A	L	?	Water consumption will be dependent upon nature of proposed business use. No specific concerns re watercourses. Further assessment required to establish potential effects.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM

Royal Wootton Bassett strategic employment site 3 - Extension to Interface								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels.
5. Flood risk	Yes	LT	I	A	L	--/?	Site located in flood zone 2. Previous development at the site may have already provided flood alleviation measures and compensatory flood storage?	Potentially extensive SuDS may be required. Early consultation with EA advised as potentially contrary to PPS25.
6. Air quality and environmental pollution	No	LT	R	A	?	-/?	Likely to be noise, dust and vibration during construction phase. Operational impacts of emissions, lighting and noise dependant on nature of final business uses.	Construction Environmental Management Plan. Planning conditions to restrict noise and lighting. Environmental Permit to control emissions (if necessary)
7. Climatic factors	No	LT	I	B	?	-/?	Likely to increase emissions, compared to current situation, through construction, energy use and subsequent travel by employees. Levels of GHG generation dependent upon nature of final business uses.	Development should meet high levels of energy efficiency and consider meeting the energy and heat demands through renewable or low carbon forms of generation. There is potential to provide renewable forms of energy and heat on site.
8. Historic environment	No	LT	R	A	L	0	Listed building located 200m east of site, however unlikely to be affected given existing industrial use at the site itself. Significance of effects will depend on location and size of development, design quality and future employment uses. No adverse effects envisaged, subject to further archaeological assessment of site.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form and respect the character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	Loss of open land could affect local landscape character, particularly given high visibility from surrounding slope, however development within brownfield areas unlikely to be significant. Significance of effects will depend on location and size of development, design quality and future	Reduce scale and mass of buildings where necessary. Sensitive layout and landscaping to reduce any impacts.

Royal Wootton Bassett strategic employment site 3 - Extension to Interface								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							employment uses.	
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	LT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	None
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	New jobs will help retain skills in the town and improve the range of jobs	None
15. Transport	No	LT	I	A	L	-	Good connection to transport network, including M4. Some increase in car use by commuters is likely. Poor public transport.	Travel Plan should be developed to encourage walking / cycling / public transport.
16. Economy	No	LT	R	A	L	+	Will generate local jobs during construction and operational phases. Should attract and generate new business and investment for the town.	None
17. Employment	No	LT	R	A	L	+	Additional jobs will be created during construction and operational phases.	None
Summary of significant effects								
Environmental - Development area lies within a flood plain and could have impacts upon flooding, landscape and biodiversity, although these could probably be mitigated depending on the extent of Greenfield development.								
Social - Minor positive social effects associated with the larger economic benefits of development								
Economic - The development is likely to increase employment during construction and operational phases and could attract inward investment from new companies.								

Summary of assessment scores – Royal Wootton Bassett

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
1. Former St Ivel factory (11.04ha)	0	++	-	0	+	-/?	-/?	-/?	+	-	+	+	0	+	-	++	++
2. Land to the west of Templars Way (3.71)	-	-/?	-	?	-	-/?	-/?	0	-	0	+	+	0	+	-	+	+
3. Extension to Interface (4ha)	-/?	0/?	-	?	-/?	-/?	-/?	0	-/?	0	+	+	0	+	-	+	+

What is the most favourable site in sustainability terms?

Development is preferred at Options 1 and 2. There would be significant economic benefits through Option 1 but any development must ensure that the Wincanton Transport Depot is retained within a sensitive setting, including adjacent buildings, and that sensitive landscaping reduces adverse impacts on the SAM Pound Mill Mound. Development should enhance current condition of these assets. Option 3 is located in flood zone 2 and it is unclear whether previous development at the site has already provided flood alleviation measures and compensatory flood storage – consultation with Environment Agency required.

Appendix J. Trowbridge – potential strategic employment sites

Trowbridge strategic employment site 1 - Bradford Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Adverse impacts likely. Proximity to River Biss. Wetland/meadow habitat. Small areas of woodland to north and east of site. No biodiversity designations in this area. Records of water vole and badger in this area. Significance of effects will depend on location and size of development and mitigation measures employed.	Adequate buffer zone required to protect River Biss corridor. Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Protection of existing woodland and specific measures taken to protect and enhance habitats of protected and notable species. Further ecological survey work undertaken.
2. Land and soil	No	LT	I	A	L	-	Greenfield site but small area of 4.47ha. Close proximity to town centre services and facilities.	None
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-	Proximity to River Biss and sewage works. Likely impacts of development on river. Potential for pollution. Significant area of flood zones 2 and 3. Significance of effects will depend on location and size of development, future uses and mitigation measures employed.	Development should be located to avoid possible pollution to watercourses, especially River Biss and tributaries, and have appropriate infrastructure in place to deal with foul and surface water. Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Consideration should be given to any

Trowbridge strategic employment site 1 - Bradford Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								possible impact on groundwater recharge, flows and levels. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.
5. Flood risk	Yes	LT	R	A	L	--	Significant flood risk. Large area of flood zones 2 and 3.	Development should avoid flood zones 2 and 3. Development should be located towards railway line to the east. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles. Development likely to generate additional noise and light pollution compared with current agricultural use, particularly impacting on woodland habitats to north and east and residential to the south.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. There should be sufficient buffers and landscaping between existing woodland and residential areas.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment/residential areas.

Trowbridge strategic employment site 1 - Bradford Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								Strong sustainable transport links should be supported with Trowbridge town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	MT	R	A	L	-/?	No designations in vicinity of this site. No specific issues known. Possibility of adverse impacts subject to further archaeological assessment. Significance of effects will depend on location and size of development, design quality and future employment uses.	Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No landscape designations. Potential adverse impacts on rural character and River Biss corridor. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Other sites allocated for housing in Trowbridge.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation. Impacts on nearby residential areas can only be established when uses known.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and	No	LT	R	A	L	+	Employment located here will benefit the local	Provision of land for employment at this

Trowbridge strategic employment site 1 - Bradford Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
skills							economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Site within 300m of train station. Good access to A363 but poor access to national road network. Proximity to bus services on A363. However, development likely to generate additional car traffic despite proximity to train station.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses to expand and may attract inward investment. Size of site means benefits not considered significant.	Development here should contribute to regeneration of Trowbridge town centre and be acceptable in terms of Trowbridge vision.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - One significant adverse effect relating to flood risk. Site is in close proximity to the River Biss and flood zones 2 and 3. Low lying site. Development should avoid flood zones 2 and 3 and be located towards railway line to the east. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS.								

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Yes	LT	R	A	L	--/?	Possibility of significant impacts on River Biss corridor. Record of protected or notable species in area – badger, water vole, common lizard, kingfisher. Significance of effects will depend on location and size of development, design quality and future employment uses.	River Biss corridor will require strong protection and enhancement. Significant buffer zone required. Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								notable species and further survey work undertaken.
2. Land and soil	Yes	LT	I	A	L	--	Very large site of 56.71 ha. All Greenfield. Further information required re agricultural land classification.	Core Strategy policy should focus on developing brownfield sites in other parts of Trowbridge, particularly in the town centre. Loss of Greenfield land can be reduced through building at maximum viable densities. Concentrating development adjacent to White Horse Business Park (with access over railway) would allow better access to existing services/facilities and public transport services.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	Yes	LT	R	B	L	--/?	Proximity of River Biss. Future development may lead to significant demand for water and potential for pollution of River Biss during construction stage and operational stage.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
5. Flood risk	No	LT	R	A	L	-	Flood zones 2 and 3 follow River Biss corridor. Large site – very possible for development to avoid these areas of risk.	Development should be located towards western part of site. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site 56.71ha likely to significantly increase impacts on air quality and noise/light in this rural location. Open countryside. Site is remote from town centre, is not adjacent to urban area and separated by railway line. It does not have good access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Size of proposed site 56.71ha likely to significantly increase emissions. Site is remote from town centre, is not adjacent to urban area and separated by railway line. It does not have good access to local facilities, public transport links and key infrastructure – this will increase transport impacts.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Trowbridge town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic	No	LT	R	A	L	-/?	No specific issues known. No designations	Further archaeological survey work would be

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
environment							present. No listed buildings in vicinity. Subject to further archaeological investigation. Significance of effects will depend on location and size of development, design quality and future employment uses.	required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific landscape designations in immediate vicinity. Rural location. A PROW crosses the site east to west. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Other housing allocations in Trowbridge.	None.
11. Healthy communities	No	LT	R	C	L	-	Site would provide benefits in terms of job creation and may be better as part of mixed-use development. However, on its own, it has no significant main road frontage and is divorced from the White Horse Business Park by the railway. No significant infrastructure to support this development.	This site would currently cause more adverse effects than benefits. Significant investment would have to be made in a wide range of infrastructure before any development here. More benefits as part of mixed-use development.
12. Poverty and deprivation	Yes	LT	R	C	L	++/?	Significant benefits can be expected through job creation and secondary benefits for other businesses. Benefits further afield.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community	No	LT	R	C	L	+	Some benefits in terms of provision and	Significant benefits if part of mixed-use

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
facilities							improving viability of local services and facilities.	development.
14. Education and skills	No	MT	R	C	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely.	None.
15. Transport	Yes	LT	R	C	L	--/?	This size of development in this location will significantly increase traffic on A350. Already major issues at West Ashton. Site remote from town centre, no infrastructure, no significant main road frontage and is divorced from the White Horse Business Park by the railway. Poor public transport connectivity.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Significant investment in road infrastructure.
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a large site. Concerns over traffic impacts on A350.	Development here should contribute to regeneration of Trowbridge town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required. Potential future dualling of A350.
17. Employment	Yes	LT	R	C	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects								
<p>This large site is likely to lead to a number of both adverse and beneficial significant effects. The location does not contain any specific biodiversity, landscape or heritage designations. However, the River Biss is an important and ecologically important area which should be protected and enhanced through establishment of a significant buffer zone, and other measures.</p> <p>The entire site is Greenfield. Future development may lead to significant demand for water and potential for pollution of River Biss during construction stage and operational stage. Size of proposed site 56.71ha likely to significantly increase impacts on air quality and noise/light in this rural location, as well as emissions of greenhouse gases.</p> <p>Transport - development in this location will significantly increase traffic on A350. There are already major issues at West Ashton. Site is remote from town centre, little or no infrastructure, no significant main road frontage and is divorced from the White Horse Business Park by the railway. Poor public transport connectivity.</p>								

Trowbridge strategic employment site 2 - Land north of Yarnbrook								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
This development would, however, have significant economic and social benefits for Trowbridge and the wider area through provision of employment opportunities, supporting local businesses directly and indirectly and allowing opportunities for inward investment. Employment will also help reduce issues of unemployment, social exclusion and deprivation.								

Trowbridge strategic employment site 3 - Land west of White Horse Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Few biodiversity impacts envisaged. Agricultural land. Some mature trees and hedgerows. No designations. Record of protected or notable species in area – badger, great crested newt, slow worm, grass snake. Significance of effects will depend on location and size of development, design quality and future employment uses.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be outlined to protect habitats of protected and notable species. Site is large enough for incorporation of an extensive green infrastructure network and protection of existing natural features. Detailed additional ecological surveys are recommended.
2. Land and soil	Yes	LT	I	A	L	--	Large site of 25.29 ha. All Greenfield. Further information required re agricultural land classification.	Core Strategy policy should focus on developing brownfield sites in other parts of Trowbridge, particularly in the town centre. Loss of Greenfield land can be reduced through building at maximum viable densities. Concentrating development adjacent to White Horse Business Park would allow better access to existing services/facilities and public transport services, and avoid coalescence issues with North Bradley.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None

Trowbridge strategic employment site 3 - Land west of White Horse Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
4. Water resources	No	MT	R	A	L	-/?	No major watercourses in vicinity. Potentially some minor watercourses and ditches which will require protection. Effects will depend on location and size of development, design quality and future employment uses.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels.
5. Flood risk	No	LT	R	A	L	-/?	No specific issues. No flood zone 2 or 3 at this location. Greenfield development can increase surface water runoff and this is an issue due to site size. Extent of effects dependent on mitigation measures incorporated.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site 25.29ha likely to significantly increase impacts on air quality and noise/light in this rural location, with adverse impacts on settlement of North Bradley. Site is remote from town centre and is not adjacent to urban area of Melksham. Proximity to White Horse Business Park is good.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site. Impacts on North Bradley would need further research.
7. Climatic factors	Yes	LT	R	B	L	--/?	Size of proposed site 25.29ha likely to significantly increase emissions. Site is remote from town centre and is not adjacent to urban area of Melksham.	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be

Trowbridge strategic employment site 3 - Land west of White Horse Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								supported with Trowbridge town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	-/?	A number of listed buildings in this area. No other specific issues subject to archaeological investigation. Significance of effects will depend on location and size of development, design quality and future employment uses.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form, respect the rural character of the area and protect listed buildings and their settings. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific designations. One PROW crosses site. Coalescence issues with North Bradley are a concern. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area, especially in relation to North Bradley. Coalescence should be avoided. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision. Other sites allocated for housing in Trowbridge.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	Yes	LT	R	C	L	++/?	Depending on actual size of employment provision and uses, significant benefits can be expected through job creation and	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a

Trowbridge strategic employment site 3 - Land west of White Horse Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							secondary benefits for other businesses. Benefits further afield.	car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	MT	R	A	L	+	Some benefits in terms of provision and improving viability of local services and facilities.	None.
14. Education and skills	No	MT	R	C	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely.	None.
15. Transport	Yes	LT	R	C	L	--/?	This size of development in this location will significantly increase traffic on A350 and A363. Site remote from town centre and not adjacent to urban area. Poor public transport services here.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required.
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a large site. Concerns over traffic impacts on A350.	Development here should contribute to regeneration of Trowbridge town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
17. Employment	Yes	LT	R	C	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas, including improving viability of White Horse Business Park, and help in town centre regeneration.
Summary of significant effects								
<p>This is a relatively large greenfield site in agricultural use. Development in this location would lead to significant loss of greenfield land and it is considered that Core Strategy policy should focus on developing brownfield sites in other parts of Trowbridge, particularly in the town centre. Also, concentrating development adjacent to White Horse Business Park would allow better access to existing services/facilities and public transport services, and avoids coalescence issues with North Bradley. The size of the site means it is likely to significantly increase impacts on air quality, greenhouse gas emissions and noise/light in this rural location, with adverse impacts on settlement of North Bradley. Site is remote from town centre and is not adjacent to urban area of Melksham. There are poor public transport services here and development will significantly increase traffic on A350 and A363.</p> <p>Depending on actual size of employment provision and uses, significant benefits can be expected through job creation and secondary benefits for other businesses.</p>								

Trowbridge strategic employment site 3 - Land west of White Horse Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
Employment provision should complement other employment areas, including improving viability of White Horse Business Park, and help in town centre regeneration.								

Trowbridge strategic employment site 4 - West Ashton road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Greenfield, agricultural land. No specific constraints to development. Development may cause some habitat fragmentation. Biss Meadows Country Park CWS adjacent to western boundary of this site. Small watercourse along northern site boundary. Records of water vole and badger in this area. Significance of effects will depend on location and size of development, design quality and future employment uses.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Suitable buffer zone for watercourse. Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken.
2. Land and soil	Yes	LT	I	A	L	--	Large site of 14.04 ha. All Greenfield. Slightly isolated site and doesn't benefit from employment activity in immediate area. Further information required re agricultural land classification.	Core Strategy policy should focus on developing brownfield sites in other parts of Trowbridge, particularly in the town centre. Loss of Greenfield land can be reduced through building at maximum viable densities.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-	Some increase in water demand expected from employment uses. There is a watercourse to the north of this site which should be protected from potential pollution and harm.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM

Trowbridge strategic employment site 4 - West Ashton road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water. Consideration should be given to any possible impact on groundwater recharge, flows and levels. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.
5. Flood risk	No	MT	R	A	L	-/?	Northern part of site adjacent to watercourse flood zones 2 and 3. No significant concerns if development avoids this area.	Development to avoid flood zones 2 and 3. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	Impacts mainly relate to increased use of private vehicles, given the location of this site away from the town centre. Poor proximity to public transport. Development likely to generate additional noise and light pollution in this area of open countryside.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and	There is potential for mitigation of climate change impacts at this site. Development should meet high levels of energy efficiency and consider meeting the majority, if

Trowbridge strategic employment site 4 - West Ashton road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.	not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Trowbridge town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	LT	R	A	L	0/?	There are no heritage designations in this area. No listed buildings. No adverse effects envisaged, subject to further archaeological assessment of site.	Careful consideration of design standards are required to avoid adverse impacts. Development should be in keeping with existing urban form and respect the character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific designations. One PROW crosses to the south of the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.

Trowbridge strategic employment site 4 - West Ashton road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. Size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	Yes	LT	R	A	L	--	Poor proximity to public transport. Access would have to be via West Ashton Rd to A350 or through residential area to town centre. Lack of road infrastructure.	Major investment in road infrastructure would be required at this site, including new distributor road if forming part of larger mixed-use development. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a relatively large site. Concerns over traffic impacts on A350.	Development here should contribute to regeneration of Trowbridge town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required.
17. Employment	Yes	LT	R	C	L	++/?	Job creation although site slightly isolated and doesn't benefit from any existing employment activity in the immediate area.	Additional benefits if forming part of larger mixed-use development that includes other employment.
Summary of significant effects								
<p>A relatively large site – development would lead to the loss of a significant amount of Greenfield land in a slightly isolated location that does not have good access to the town centre or to public transport services. Likely significant increase in car and lorry traffic joining West Ashton Rd and travelling through town or to the A350. Already major congestion issues at West Ashton.</p> <p>Significant benefits for the local economy and employment opportunities, although there are concerns over congestion issues and the slightly isolated position that doesn't benefit from any existing employment activity in the immediate area.</p>								

Summary of assessment scores – Trowbridge

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
1. Bradford Road (4.47ha)	-	-	0	-	--	-/?	-/?	-/?	-/?	0	+	+	0	+	-	+	+/?
2. Land north of Yarnbrook (56.71ha)	--/?	--	0	--/?	-	--/?	--/?	-/?	-/?	0	-	++/?	+	+/?	--/?	++/?	++
3. Land west of White Horse Business Park (25.29ha)	-/?	--	0	-/?	-/?	--/?	--/?	-/?	-/?	0	+	++/?	+	+/?	--/?	++/?	++
4. West Ashton Road Allocation (14.04ha)	-/?	--	0	-	-/?	-/?	-/?	0/?	-/?	0	+	+	0	+	--	++/?	+
<p>What is the most favourable site in sustainability terms? The sustainability appraisal has highlighted a number of significant adverse effects with each of the four options. Option 1 is likely to generate less significant effects than the other three options but will not meet Trowbridge's need for employment land. It is recommended that a combination of Options 1, 3 and 4 are carried forward, as long as the recommended mitigation measures are implemented to avoid/reduce impacts concerning flood risk, transport and North Bradley.</p>																	

Appendix J. Warminster – potential strategic employment sites

Warminster strategic employment site 1 - Area C Warminster Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	0/?	Very small site. Few impacts likely. Record of water vole in nearby watercourse. Effects will depend on future use(s).	Overall biodiversity should be enhanced on this site. Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken.
2. Land and soil	No	LT	I	A	L	-/?	Very small site. Very limited loss of Greenfield land. Some concerns over presence of refuse tip in adjoining field.	May be need for remediation of contaminated land due to presence of refuse tip?
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	0/?	Effects will depend on future use(s). Small watercourse nearby. Impacts unlikely.	Any impacts on groundwater will need further investigation. Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	MT	R	A	L	-/?	Limited impacts envisaged. An area of flood zones 2 and 3 to the east near to railway line.	Development should be located away from area of flood risk near to the railway line.
6. Air quality and environmental pollution	No	MT	R	A	L	-	Limited impacts expected due to size of site. Effects will depend on future use(s). Residential areas within 300m.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. Consideration of measures to reduce other forms of pollution depending on future use(s).
7. Climatic factors	No	LT	R	B	L	0	Few impacts envisaged due to small area of site.	Development should meet high levels of energy efficiency and consider meeting the majority, if

Warminster strategic employment site 1 - Area C Warminster Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Effects will depend on future use(s).	not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining business park. Strong sustainable transport links should be supported with the town centre and other employment areas.
8. Historic environment	No	MT	R	A	L	0/?	No specific issues. No designations. Subject to further archaeological investigation.	Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	One PRow along western boundary. Special Landscape Area (SLA) to the east of Westbury Rd with views across this site. Significance of effects will depend on location and size of development, design characteristics and future uses.	Sensitive landscaping, limit building heights, materials and palette, particularly around the more visible eastern edges of the development. Sensitive landscaping / screening alongside the PRow.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Possibly some benefits for health and wellbeing through job creation.	None.
12. Poverty and deprivation	No	MT	R	A	L	+	Proposed employment site will increase employment opportunities and reduce need to travel and out-commuting.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment located here will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	Provision of land for employment at this location will help increase self-containment, helping to reduce out-commuting and retain skills locally.
15. Transport	No	LT	R	A	L	-	Limited increases in car use likely. Site approx. 2km from train station and town centre.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses	Development here should contribute to

Warminster strategic employment site 1 - Area C Warminster Business Park								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							to expand and may attract inward investment. Size of site means benefits not considered significant.	regeneration of Warminster town centre.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - No significant effects considered likely, either positive or negative. Very small site adjacent to existing business park. No cumulative impacts considered likely. Some concerns over presence of watercourse and area of flood risk near to railway line and views across this site from the east.								

Warminster strategic employment site 2 - Land west of Bath Road & north of Cold Harbour								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	Yes	LT	R	A	L	--/?	Few constraints within site but bordered by large area of ancient woodland to the west and Cold Harbour meadows to the south, both designated habitat areas. Record of protected/notable species in this area – badger, water vole and bats. Potential cumulative impacts from combination of new development and existing air pollution, light and noise issues from A36. Significance of effects will depend on location and size of development, design quality and future employment uses.	Impacts of air pollution, noise and light pollution should be avoided or reduced on neighbouring habitats. Development should be located adjacent to B3414 to reduce impacts. Overall biodiversity should be enhanced throughout the site. Specific measures should be outlined to protect habitats of protected and notable species. Site is large enough for incorporation of an extensive green infrastructure network and protection of existing natural features. Detailed additional ecological surveys are recommended.
2. Land and soil	Yes	LT	I	A	L	--	Very large site of 36.22 ha. All greenfield. Further information required re agricultural land classification. Significant loss of greenfield land.	Core Strategy policy should focus on developing brownfield sites in other parts of Warminster, particularly redundant MOD sites. Loss of greenfield land can be reduced through building at maximum viable densities. Avoid

Warminster strategic employment site 2 - Land west of Bath Road & north of Cold Harbour								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								grades I and II agricultural land. Concentrating development adjacent to Warminster Business Park would allow better access to existing services/ facilities and public transport services.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. Potentially some minor watercourses and ditches which will require protection. Development should avoid impacting on Cold Harbour meadows.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. A water cycle study is recommended which should cover both water quality and water resources/supply issues (refer to EA infrastructure consultation comments July 2009). Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	LT	R	A	L	-/?	No specific issues. No flood zone 2 or 3. Greenfield development can increase surface water runoff and this is an issue due to site size. Extent of effects dependent on mitigation measures incorporated.	Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Yes	LT	R	A	L	-/?	Size of proposed site 36.22ha likely to significantly increase impacts on air quality and noise/light in this rural location. Although the site is remote from town centre if developed it would form part of an urban extension and is well located to an existing	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and

Warminster strategic employment site 2 - Land west of Bath Road & north of Cold Harbour								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							employment site. The site has excellent links to the strategic road network (A350 and A36). Adverse impacts from air pollution, noise and light on adjacent habitats.	restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	-/?	Size of proposed site 36.22ha likely to significantly increase emissions. If developed the site would form part of an urban extension where housing and employment would be delivered together, along with providing improved public transport and local services and facilities. Emissions are likely to rise associated with increased traffic flows and energy use.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with the town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	No	MT	R	A	L	-/?	Warminster Conservation Area within 50m of southern boundary. No other issues known. Nature of effects will depend on future use(s).	Development should avoid adversely affecting the Conservation Area to the south. Careful consideration of design standards are required to avoid adverse impacts. Development should respect the rural character of the area and protect listed buildings and their settings. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific landscape designations in immediate vicinity. Rural location and open countryside however. A number of PRowS cross the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Mitigation is possible. Good quality design required that reflects local character. Size of site allows significant scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts if developed as part of a mixed-use development with other sites allocated	None

Warminster strategic employment site 2 - Land west of Bath Road & north of Cold Harbour								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							for housing.	
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	Yes	LT	R	C	L	++/?	Depending on actual size of employment provision and uses, significant benefits can be expected through job creation and secondary benefits for other businesses. Benefits further afield.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	MT	R	A	L	+	Some benefits in terms of provision and improving viability of local services and facilities.	None.
14. Education and skills	No	MT	R	C	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Yes	LT	R	C	L	-/?	This size of development in this location will significantly increase traffic on A36, B3414 and other roads. Development would be in the form of mixed use housing and employment and provide improved local facilities and public transport connections. The site is very well related to an existing employment site and the strategic road network (A350/ A36). Increased traffic could be kept away from Warminster town centre.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Decisions will be needed on provision of new highway infrastructure if forming part of larger mixed-use development.
16. Economy	Yes	LT	R	C	L	++/?	Significant benefits through job creation on a large site. Opportunities for attracting inward investment. Concerns over traffic impacts on A36 and other roads.	Development here should contribute to regeneration of Warminster town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling

Warminster strategic employment site 2 - Land west of Bath Road & north of Cold Harbour								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								required.
17. Employment	Yes	LT	R	C	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.
<p>Summary of significant effects - The size of this proposed employment site means there are likely to be significant benefits for the local economy and employment opportunities. There will also be benefits in terms of improving income levels of local people and reducing social exclusion. This is a rural area and impacts of traffic, air pollution, noise and light could be significant, particularly on adjacent ancient woodland and meadows. The cumulative impacts of A36 traffic and new development could be significant. This will depend on design, location and types of employment uses.</p>								

Warminster strategic employment site 3 - MoD land south of railway								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Few impacts envisaged on site. Arable land. Record of protected or notable species in area – badger and Pipistrelle bat. Salisbury Plain SSSI, SAC, SPA approx 500m to the north. Possible biodiversity interest on land next to railway. Limited impacts envisaged.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken. Consideration of reducing or avoiding adverse impacts on the SAC, SPA, SSSI.
2. Land and soil	No	LT	I	A	L	-	8.64 ha site. Limited loss of greenfield land. Not significant. Further information required re agricultural land classification. Site is remote from town centre and associated services and facilities.	Core Strategy policy should focus on developing brownfield sites in other parts of Warminster, particularly redundant MoD sites. Loss of greenfield land can be reduced through building at maximum viable densities. Avoid grades I and II agricultural land.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None

Warminster strategic employment site 3 - MoD land south of railway								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
4. Water resources	No	MT	R	A	L	-/?	Watercourse in north of site. No other specific concerns.	Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Development should aim to meet high BREEAM score for water efficiency. Consideration should be given to any possible impact on groundwater recharge, flows and levels.
5. Flood risk	No	LT	R	A	L	-/?	Small area of flood zones 2 and 3 in north of site. Greenfield development can increase surface water runoff and this is an issue due to site size. Extent of effects dependent on mitigation measures incorporated.	Development to avoid area of flood risk in the north. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	No	LT	R	A	L	-/?	Relatively small site but isolated. Effects will depend on future use(s) but traffic impacts likely from increased car use to this location. Development likely to generate additional noise and light pollution compared with current agricultural use.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses. Mixed-use development could reduce need to travel, increasing self-containment and therefore travel related emissions.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Warminster town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic	No	LT	R	A	L	-/?	No specific issues on site but potential	Site is isolated and mitigation difficult. Careful

Warminster strategic employment site 3 - MoD land south of railway								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
environment							adverse impacts on Battlesbury Camp Monuments to the north and Bishopstrow Conservation Area to the south-east. Significance of effects will depend on type of employment uses, design, landscaping and other mitigation measures.	consideration of design standards and landscaping required to avoid adverse impacts. Development should be in keeping with and respect the rural character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	Yes	LT	R	A	L	--/?	This site is isolated from the town centre and urban area. There is a Special Landscape Area to the north and together with the Conservation Area to the south-east significant effects are likely, depending on the type of uses here and architectural quality.	Development should be designed and located to avoid adverse impacts on surrounding landscape and conservation designations. Mitigation unlikely to avoid all impacts, particularly from surrounding higher ground.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+/?	No adverse impacts. Possibly some benefits for health and wellbeing through job creation. Isolated site however that is not near to existing services and facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	MT	R	A	L	+/?	Proposed employment site will increase employment opportunities. Location of site not convenient for those relying on public transport.	There should be good provision of a range of employment options to meet differing needs.
13. Community facilities	No	/	/	/	/	0	No impacts on provision of, or access to, community facilities.	None.
14. Education and skills	No	LT	R	A	L	+	Employment will benefit the local economy and help retain skills. The size of site proposed unlikely to be significant in a wider context.	None
15. Transport	Yes	MT	R	A	L	--	Isolated location in open countryside. Does not benefit from proximity to good public transport connections. Significant increases in traffic likely.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required, and investment in new road infrastructure as no current road access.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses	Development here should contribute to

Warminster strategic employment site 3 - MoD land south of railway

Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							to expand and may attract inward investment. Size of site means benefits not considered significant.	regeneration of Warminster town centre.
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.

Summary of significant effects

The location of this site is the biggest drawback. It is isolated, beyond the urban edge of Warminster and does not have road access. No significant benefits envisaged. Significant adverse effects are likely concerning landscapes and transport. There is a Special Landscape Area to the north and together with the Conservation Area to the south-east significant effects are likely depending on the type of uses here and design characteristics. Development should be designed and located to avoid adverse impacts on surrounding landscape and conservation designations. Mitigation unlikely to avoid all impacts, particularly from surrounding higher ground to the north. Significant increases in traffic are likely due to the location. Public transport connections are poor and considerable investment would be required in new road infrastructure.

Summary of assessment scores – Warminster

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
1. Area C Warminster Business Park (1.39ha)	0/?	-/?	0	0/?	-/?	-	0	0/?	-/?	0	+	+	0	+	-	+	+/?
2. Land west of Bath Road & south of Cold Harbour (36.22ha)	--/?	--	0	-/?	-/?	-/?	-/?	-/?	-/?	0	+	++/?	+	+/?	-/?	++/?	++
3. MOD land south of railway (8.64ha)	-	-	0	-/?	-/?	-/?	-/?	-/?	--/?	0	+/?	+/?	0	+	--	+	+/?

What is the most favourable site in sustainability terms? A combination of Options 1 and 2 are recommended. Development at Option 2 would need to

ensure that strong mitigation measures are implemented to avoid/reduce impacts concerning biodiversity and transport. Option 3 is isolated and would require significant investment in infrastructure to make the site viable.

Appendix J. Westbury – potential strategic employment sites

Westbury strategic employment site 1 - Land at Mill Lane Hawkeridge								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Few impacts envisaged on site. Arable land. No designations. Potential for habitat fragmentation. An area of ancient woodland and SSSI approx 600m to the east.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken. Consideration of reducing or avoiding adverse impacts on the area of ancient woodland/SSSI to the east of this site.
2. Land and soil	Yes	LT	I	A	L	--	Large Greenfield site of 14.7ha. All greenfield land. Approx 3km from town centre. Not adjacent to urban area. Railway station approx 1km. Further information required re agricultural land classification. Significant loss of greenfield land.	Core Strategy policy should focus on developing brownfield sites. Loss of greenfield land can be reduced through building at maximum viable densities. Avoidance of grades I and II agricultural land if possible. Concentrating development adjacent to the urban area of Westbury would allow better access to existing services/ facilities and public transport services.
3. Waste management	No	MT	R	A	L	-/?	Historic landfill along southern boundary – former railway cutting.	Appropriate remediation work will need to be carried out prior to development.
4. Water resources	No	MT	R	A	L	-/?	No specific concerns. Potentially some minor watercourses and ditches which will require protection.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network.

Westbury strategic employment site 1 - Land at Mill Lane Hawkeridge								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	MT	R	A	L	-/?	Area of flood zones 2 and 3 to the east associated with Bitham brook.	Development at this site should avoid areas of flood risk to the east of the site. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site likely to significantly increase impacts on air quality and noise/light in this rural location. Potential impacts on area of ancient woodland to the east of site. Site is remote from town centre and is not adjacent to urban area, although West Wilts Trading Estate is adjacent.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	No	LT	R	B	L	-/?	Size of proposed site likely to increase emissions but not considered significant. Site is remote from town centre and is not adjacent to urban area, although West Wilts Trading Estate is adjacent.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with adjoining employment area. Strong sustainable transport links should be supported with the town centre and employment areas. The effects of transport

Westbury strategic employment site 1 - Land at Mill Lane Hawkeridge								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								must also be established through further transport modelling.
8. Historic environment	No	MT	R	A	L	-/?	Potential impacts on listed building at Hawkeridge Farm. No other designations.	Careful consideration of design standards and landscaping required to avoid adverse impacts on listed building and its setting. Development should be in keeping with and respect the rural character of the area. Further archaeological survey work would be required prior to any development.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific landscape designations in immediate vicinity. Rural location and open countryside however. A number of PRowS cross the site. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Good quality design required that reflects local character. Size of site allows scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	No	LT	R	C	L	+/?	Depending on actual size of employment provision and uses, benefits can be expected through job creation and secondary benefits for other businesses.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community	No	MT	R	A	L	+	Some benefits in terms of provision and	None.

Westbury strategic employment site 1 - Land at Mill Lane Hawkeridge								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
facilities							improving viability of local services and facilities.	
14. Education and skills	No	MT	R	A	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	Yes	LT	R	A	L	--/?	This size of development in this location will significantly increase traffic on Hawkeridge road and other roads. Site remote from town centre and not adjacent to urban area.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Decisions will be needed on provision of new highway infrastructure and linking with West Wilts Trading Estate across Hawkeridge road.
16. Economy	Yes	LT	R	A	L	++/?	Significant benefits through job creation on a large site. Opportunities for attracting inward investment. Concerns over traffic impacts on Hawkeridge rd and other roads.	Development here should contribute to regeneration of Westbury town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
17. Employment	Yes	LT	R	A	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects								
<p>The size of this proposed employment site means there are likely to be significant benefits for the local economy and employment opportunities. The site is adjacent to West Wilts Trading Estate and therefore could benefit from infrastructure associated with that existing area.</p> <p>The location is remote from Westbury town centre, however, and the site is not adjacent to the urban area. This is a rural area and impacts of traffic, air pollution, noise and light could be significant. The size of this site means that a significant amount of greenfield land will be lost to development. Further information is required regarding agricultural land classification.</p>								

Westbury strategic employment site 2 - Land west of West Wilts Trading Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-	Few impacts envisaged on site. Some mature trees and hedgerows. Arable and grazing land mainly. Record of protected or notable species in area – badger and bat species. Watercourse close to western boundary. Areas of ancient woodland to the west – Brokerswood and Round wood. These are also CWS and priority habitat. Potential habitat fragmentation and impacts on copse in centre of site.	Existing mature trees and hedgerows should be retained wherever possible and overall biodiversity should be enhanced throughout the site. Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken. Consideration of reducing or avoiding adverse impacts on the areas of woodland present and in vicinity. Appropriate buffer zone required for watercourse.
2. Land and soil	Yes	LT	I	A	L	--	Large Greenfield site of 39.09ha. All greenfield land. Approx 3km from town centre. Not adjacent to Westbury urban area. Site is divorced from West Wilts Trading Estate and Storridge rd. Railway station approx 1.5km. Further information required re agricultural land classification. Significant loss of greenfield land.	Core Strategy policy should focus on developing brownfield sites. Loss of greenfield land can be reduced through building at maximum viable densities. Avoidance of grades I and II agricultural land if possible. Concentrating development adjacent to the urban area of Westbury would allow better access to existing services/ facilities and public transport services.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	LT	R	A	L	-/?	Watercourses to east and west of this site. This site contains a considerable area of flood zones 2 and 3 to the north, east and west which severely restricts amount of developable land.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with

Westbury strategic employment site 2 - Land west of West Wilts Trading Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								foul and surface water.
5. Flood risk	Yes	LT	R	A	L	--/?	This site contains a considerable area of flood zones 2 and 3 to the north, east and west which severely restricts amount of developable land. This would prevent development adjacent to West Wilts Trading Estate.	Development should avoid flood zones 2 and 3. Adequate buffer zones required to protect watercourses. Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development. Appropriate use of SuDS should be considered and consideration given to adaptation to future impacts of climate change.
6. Air quality and environmental pollution	Yes	LT	R	A	L	--/?	Size of proposed site likely to significantly increase impacts on air quality and noise/light in this rural location. Site is remote from town centre and is not adjacent to urban area. Site is divorced from West Wilts Trading Estate and Storridge rd.	Innovative sustainable transport schemes are essential to reduce impacts of the car and to increase accessibility to the town centre by sustainable transport modes. The effects of noise and light pollution can be reduced through landscaping, tree planting and restricting employment uses on this site.
7. Climatic factors	Yes	LT	R	B	L	--/?	Size of proposed site likely to significantly increase emissions. Site is remote from town centre and is not adjacent to urban area. Site is divorced from West Wilts Trading Estate and Storridge rd.	Development should meet high levels of energy efficiency and consider meeting the majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Potential to share energy/heat generation capabilities with West Wilts Trading Estate. Strong sustainable transport links should be supported with the town centre and employment areas. The effects of transport must also be established through further transport modelling.
8. Historic environment	Yes	LT	R	A	L	--/?	There is a SAM (medieval settlement) bordering the site to the south. Significant	Any development on this site should protect and enhance the SAM and be sensitive to its

Westbury strategic employment site 2 - Land west of West Wilts Trading Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							adverse impacts likely. Significance of effects will depend on location and size of development, design quality and future employment uses.	setting. Sensitive design and suitable landscaping/buffer required.
9. Rural and urban landscapes	No	LT	R	A	L	-/?	No specific landscape designations in immediate vicinity. Rural location and open countryside however. No PRoWs cross the site but PRoW on eastern boundary. Significance of effects will depend on location and size of development, design quality and future employment uses.	Any development on this site should be sensitive to the rural character of the area. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Good quality design required that reflects local character. Size of site allows scope for landscaping and provision of green infrastructure.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Significant investment should be made in sustainable transport infrastructure to encourage walking and cycling and reduce air quality and amenity impacts of traffic increases.
12. Poverty and deprivation	Yes	LT	R	C	L	++/?	Depending on actual size of employment provision and uses, significant benefits can be expected through job creation and secondary benefits for other businesses.	There should be good provision of a range of employment options to meet differing needs. Access to the town centre for those without a car will be challenging and investment should be made in sustainable transport infrastructure.
13. Community facilities	No	MT	R	A	L	+	Some benefits in terms of provision and improving viability of local services and facilities.	None.
14. Education and skills	No	MT	R	A	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through	None.

Westbury strategic employment site 2 - Land west of West Wilts Trading Estate								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							employment site alone.	
15. Transport	Yes	LT	R	A	L	--/?	This size of development in this location will significantly increase traffic on Storridge road, Station Rd and other roads. Site remote from town centre and not adjacent to urban area. Lack of access and road infrastructure. Site is divorced from West Wilts Trading Estate and Storridge rd – this could create land assembly and access problems.	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Decisions will be needed on provision of new highway infrastructure and linking with West Wilts Trading Estate.
16. Economy	Yes	LT	R	A	L	++/?	Significant benefits through job creation on a large site. Opportunities for attracting inward investment. Concerns over traffic impacts on nearby roads and lack of infrastructure.	Development here should contribute to regeneration of Westbury town centre. Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Further traffic modelling required.
17. Employment	Yes	LT	R	A	L	++	Significant benefits through job creation on a large site.	Employment provision should complement other employment areas and help in town centre regeneration.
<p>Summary of significant effects - Large proposed employment site. Significant amount of greenfield land will be lost to development. Further information is required regarding agricultural land classification. The location is remote from Westbury town centre and the site is not adjacent to the urban area. This is a rural area and impacts of traffic, air pollution, noise and light could be significant. Site is divorced from West Wilts Trading Estate and Storridge rd – this could create land assembly and access problems.</p> <p>Size of proposed employment area means there are likely to be significant benefits for the local economy, employment opportunities, indirect benefits for many other local businesses and social benefits. The site is in proximity to West Wilts Trading Estate, although divorced, and therefore could benefit from infrastructure associated with that existing area.</p>								

Westbury strategic employment site 3 - Station Road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	MT	R	A	L	-/?	Majority of site brownfield. Areas of woodland	Biodiversity should be enhanced on site.

Westbury strategic employment site 3 - Station Road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							adjacent to north and south. Limited potential impacts envisaged. May be some adverse impacts on woodland and nearby water bodies – westbury lakes is CWS and priority habitat. Records of protected or notable species in area – slow worm, common lizards, grass snake, bat species, water vole.	Specific measures should be taken to protect and enhance habitats of protected and notable species and further survey work undertaken. Reptile relocation may be needed and reducing light pollution re bats. Particular measures needed to avoid impacts on woodland and nearby lake.
2. Land and soil	No	LT	I	A	L	+/?	Largely brownfield site with some greenfield element and woodland. If development located on brownfield section benefits likely against this objective. Not considered significant as small site and access infrastructure lacking.	Development should take place on brownfield part of site if possible with measures taken to avoid impacts on woodland area. Poor road access but good proximity to railway station and urban area.
3. Waste management	No	/	/	/	/	0	No specific concerns.	None
4. Water resources	No	LT	R	A	L	0/?	No specific concerns. Lake approx 100m. Effects will depend on type of employment proposed and mitigation of any impacts on nearby areas of standing water.	Any development would need to be assessed for impacts on groundwater and sufficient capacity within sewerage network. Development should aim to meet high BREEAM score for water efficiency. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.
5. Flood risk	No	MT	R	A	L	-/?	Some area of flood risk western part of this site. Brownfield site – may already be measures in place to deal with flood risk.	Development may need to avoid certain areas in western section. Review of measures to deal with flood risk.
6. Air quality and environmental pollution	No	LT	R	A	L	0/?	Small site. Located near to urban area close to railway station. Limited impacts. Effects will depend on future use(s).	Improvements in access to urban area and railway station needed for walking and cycling.
7. Climatic factors	No	LT	R	B	L	-/?	Development likely to increase emissions through construction, operation and	Development should meet high levels of energy efficiency and consider meeting the

Westbury strategic employment site 3 - Station Road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							subsequent travel. Not considered significant due to relatively small site and no knowledge of proposed uses.	majority, if not all, of the energy and heat demand through renewable or low carbon forms of generation. Strong sustainable transport links should be supported with Westbury town centre and employment areas.
8. Historic environment	No	MT	R	A	L	0	No particular impacts envisaged.	Further archaeological survey work may be required prior to any development.
9. Rural and urban landscapes	No	MT	R	A	L	0	No particular impacts envisaged.	A more detailed landscape assessment may be required to assess impacts and identify suitable mitigation.
10. Housing	No	/	/	/	/	0	No impacts on housing provision.	None.
11. Healthy communities	No	MT	R	A	L	+	No adverse impacts. Benefits for health and wellbeing through job creation. Not considered significant as it would not directly influence provision of health related facilities.	Investment should be made in sustainable transport infrastructure to encourage walking and cycling. Measures to reduce amenity impacts on nearby residential area from future employment use(s).
12. Poverty and deprivation	No	LT	R	C	L	+/?	Depending on actual size of employment provision and uses, benefits can be expected through job creation	None.
13. Community facilities	No	MT	R	A	L	0	No specific impacts or benefits.	None.
14. Education and skills	No	MT	R	A	L	+/?	Benefits for providing jobs that can help retain and attract skilled workers. Not considered significant as provision of educational facilities unlikely through employment site alone.	None.
15. Transport	No	MT	R	A	L	-	Development will lead to limited increase in car use and need to travel, although close to town centre and railway station. Access will need to be improved.	Improvements to access to station approach and to town centre needed.
16. Economy	No	MT	R	A	L	+	Employment land will allow local businesses	None.

Westbury strategic employment site 3 - Station Road allocation								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							to expand and may attract inward investment. Size of site means benefits not considered significant.	
17. Employment	No	MT	R	A	L	+/?	Employment opportunities will increase. Size of site means benefits not considered significant.	Employment provision should complement other employment areas and help in town centre regeneration.
Summary of significant effects - No significant effects envisaged at this site.								

Summary of assessment scores – Westbury

Summary	1. Biodiversity	2. Land and soil	3. Waste	4. Water	5. Flood risk	6. Air quality	7. Climatic	8. Heritage	9. Landscapes	10. Housing	11. Health	12. Inclusion	13. Community	14. Education	15. Transport	16. Economy	17. Employment
Site																	
1. Land at Mill Lane Hawkeridge (14.7ha)	-	-	-/?	-/?	-/?	-/?	-/?	-/?	-/?	0	+	+/?	+	+/?	-/?	++/?	++
2. Land west of West Wilts Trading Estate (39.09ha)	-	-	0	-/?	-/?	-/?	-/?	-/?	-/?	0	+	++/?	+	+/?	-/?	++/?	++
3. Station Road allocation (3.98ha)	-/?	+/?	0	0/?	-/?	0/?	-/?	0	0	0	+	+/?	0	+/?	-	+	+/?
What is the most favourable site in sustainability terms? Option 3 is recommended but this site alone is unlikely to meet Westbury's need for employment land. Of the two larger sites, Option 1 has fewer constraints to development and fewer likely significant adverse effects than Option 2 and is therefore preferred.																	

This document was published by the Spatial Plans team, Wiltshire Council, Economy and Regeneration.

For further information please visit the following website:

<http://consult.wiltshire.gov.uk/portal>