



Working towards a Core Strategy for Wiltshire

Sustainability Appraisal/ Strategic Environmental Assessment

Sustainability Appraisal Report Appendix I

Wiltshire Core Strategy
Consultation January 2012

Wiltshire Council

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Appendix I – Core Strategy strategic housing allocations: appraisal of likely significant effects

The Wiltshire Core Strategy allocates strategic sites for housing and employment development. These sites vary in size, type and capacity, and include housing, housing and mixed use, employment and regeneration sites.

Wiltshire Core Strategy - strategic housing allocations

A number of potential strategic housing options were considered for different settlements throughout Wiltshire in the *Wiltshire 2026* consultation document¹ (October 2009). These options were assessed through the sustainability appraisal. This helped the council identify preferred strategic housing options for each settlement. For further information on all the options assessed in 2009, see section 6 (Assessment of Strategic Sites) of the Sustainability Appraisal Report² that accompanied the *Wiltshire 2026* document and Section 4.3 of this report. The preferred strategic housing options from *Wiltshire 2026* were as follows:

Settlement	Description of preferred strategic housing site option (<i>Wiltshire 2026</i> , October 2009)
Bradford on Avon	150 dwellings and mixed use development on land at the Moulton Estate (Kingston Farm)
Calne	500 dwellings and mixed use development on four sites - Oxford Road, Penn Hill Farm, East Woodhill Rise, East of Calne
Chippenham	3650 dwellings, employment land and mixed use development located to the northeast and east of Chippenham and a town centre strategic site
Corsham	100 dwellings on land to the west of Corsham
Devizes	700 dwellings on land north east of Devizes, north west of Devizes and south east of Devizes
Malmesbury	200 dwellings on land north east of Malmesbury
Marlborough	250 dwellings land to the south of Marlborough
Melksham	400 dwellings and mixed use development on land east of Melksham and between Melksham and Bowerhill
Tidworth/ Ludgershall	1200 dwellings and mixed use development on land to the north-west of Ludgershall, south of Ludgershall and in the centre of Tidworth
Trowbridge	2650 dwellings and employment land south east of Trowbridge and a town centre strategic site
Warminster	900 dwellings and mixed use development on land north west and west of Warminster
Westbury	300 dwellings on land at Matravers School and land at Redland Lane
Wootton Bassett	150 dwellings to the south of Wootton Bassett
West of Swindon	Land at Pry Farm, Ridgeway Farm and Moredon Bridge

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

² <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/wiltshire2026.htm>

A number of additional potential strategic housing options have been identified since *Wiltshire 2026*. These additional sites have been assessed through the sustainability appraisal process and more detail is given in the relevant community area sections of the main report. These sites are listed below:

Additional strategic housing options since *Wiltshire 2026*:

Settlement	Description of site
Bradford-on-Avon	Option 1 – Kingston Farm (review of original assessment)
	Option 2 - Land north of Holt road (review of original assessment)
Chippenham (2010)	Option 1a - Land North of Chippenham
	Option 1b - Land north of Barrow farm and east of Birds Marsh Wood
	Option 2 - Land East of Chippenham; land North of London Road and Stanley Lane; Abbeyfield School; Forest Gate Farm
	Option 3 - Land at Forest Farm, south east of Chippenham
	Option 4 - Land south of Pewsham Way and land south of Pewsham; land opposite Showell Farm and land east of Lackham College and Showell Farm
	Option 5 - Land at Patterdown and Rowden; The Paddock; Land at Milbourne Farm; Showell Nurseries;
	Option 6 - Hunters Moon; Land at Chippenham Business Park
	Option 7 - Land at West Chippenham
Option 8 - Chippenham town centre	
Chippenham (Core Strategy June 2011)	Strategic Option 1 - Delivery of suitable brownfield sites in the town; Non Strategic site - land SW of Abbeyfield School; North Chippenham Site Allocation – 750 dwellings South West Chippenham Area of Search – Up to 1500 dwellings
	Strategic Option 2 - Delivery of suitable brownfield sites in the town; Non Strategic site - land SW of Abbeyfield School; North Chippenham Site Allocation - 750 dwellings South West Chippenham Area of Search – Up to 800 dwellings East Chippenham Site Allocation – Up to 700 dwellings
Chippenham (further options considered after June 2011)	Strategic Option 3 - Delivery of suitable brownfield sites in the town; Non Strategic site - land SW of Abbeyfield School; North Chippenham Site Allocation - 750 dwellings East Chippenham site allocation - Up to 700 dwellings at Rawlings Farm East Chippenham site allocation - Up to 800 dwellings at Harden’s Farm and New Leaze Farm
	Strategic Option 4 - Delivery of suitable brownfield sites in the town; Non Strategic site - land SW of Abbeyfield School; Land to the south of Chippenham including Showell Farm
Warminster	Land east of the Dene

Appendix I – Bradford-on-Avon (refer to Bradford-on-Avon community area section of main report)

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 1 – Land at Kingston Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	ST/MT	R	A	L	Orig. assess. +	Greenfield site. Potential habitat fragmentation and loss/disturbance to some protected/notable species and ecological features in the short/medium term. Potential effects relating to the Bath and Bradford on Avon Bats SAC; this site is adjacent to a greater horseshoe transition/hibernation roost. Core Strategy requires development to be delivered in accordance with Wiltshire Council guidance to maintain the integrity of the SAC. HRA Report has concluded no significant effects on European sites in relation to bats.	Draft guidance is being drawn up for bats in consultation with Natural England and this will form part of a planned Biodiversity SPD. Development must ensure the integrity of the SAC is maintained. Site level AA may be appropriate at this site to avoid effects on integrity of the SAC. Development at this site should avoid impacts on the River Avon, adjacent woodland areas and protected or notable species. There should be consideration of significant GI provision to enhance biodiversity on site.
						Review -/?		
2. Land and soil	No	LT	I	A	L	Orig. assess. -	Development will involve some loss of Greenfield land, although relatively small site and no loss of grades 1 and 2 agricultural land. Site not located within the Greenbelt (as most land around the town is).	Consideration should be given to avoiding higher quality agricultural land and building at maximum viable densities to avoid Greenfield loss. Development could be located adjacent to existing urban area with better access to existing local facilities, public transport links and key infrastructure.
						Review -		
3. Waste management	No	MT	R	A	L	Orig. assess. +	150 dwellings and 2-3ha employment. Short-term impacts from construction waste and medium-term increase in household waste generally.	A Site Waste Management Plan should be completed for development. Development should meet high CSH score for construction and other forms of waste. 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.
						Review -		
4. Water resources	No					Orig. assess.	A development of 150 dwellings and 2-3ha	Development should incorporate measures to reduce

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Option 1 – Land at Kingston Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
						0 employment will increase demand for water overall. Review -/? River Avon corridor in close proximity to this site and will need specific consideration. Nature of effects will depend on measures taken to prevent adverse impacts on the river corridor.	water demand, reaching a high CSH score for water usage. 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. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.	
5. Flood risk	No	LT	R	A	L	Orig. assess. 0 Review -/? All development can be located in flood zone 1. Loss of Greenfield land and replacement with non-porous surfaces. Some concern over surface water runoff due to proximity of River Avon main river.	The Environment Agency has recommended an exemplar SuDS scheme as part of this development. A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development.	
6. Air quality and environmental pollution	No	LT	R	A	L	Orig. assess. - Review - The town is subject to AQMA in the town centre and this will be impacted by increased traffic due to an increase in population. Adverse effects therefore likely. It is considered that this site offers better access to the town centre by walking and cycling, via the river, than other site options considered.	A transport assessment is required for all applications which must include an assessment of the likely future impacts of the Kingston Mills development and demonstrate how development will not exacerbate the existing AQMA. A sustainable transport solution is needed for the town centre which should include a safe pedestrian and cycling route from the strategic site to the town centre.	
7. Climatic factors	No	LT	?	B	L	Orig. assess. ++ Review - Housing and employment development and subsequent energy use and travel implications will lead to higher emissions.	Development will need to meet high standards of sustainable design and energy efficiency and should incorporate renewable energy provision, to contribute to the town's aspirations to be carbon neutral.	

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Option 1 – Land at Kingston Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
8. Historic environment	No	MT	R	A	L	Orig. assess. ?	Greenfield site. Further archaeological assessment required. Level of growth proposed likely to lead to some adverse effects. Potential adverse effects on 'The Hall' grade 1 listed building and its setting and registered park and garden on edge of strategic site.	Strong consideration of any designated and non-designated heritage assets and their setting to avoid/reduce impacts. Impacts on 'The Hall' and its setting and registered park and garden, in particular, will require mitigation. Appropriate development standoff distance should be incorporated within any future development proposal. Appropriate archaeological assessment prior to any development required. Development should be in keeping with existing urban form and respect the rural character of the area.
						Review -/?		
9. Rural and urban landscapes	No	LT	R	A	L	Orig. assess. 0	Potential local landscape impacts from the strategic site due to its location above the river valley. The site forms the upper section of the south facing valley slope and the easternmost field of the Kingston Farm site is in a visually prominent location. Not considered significant as no specific landscape designations in proximity to site.	A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.
						Review -		
10. Housing	No	LT	R	A	L	Orig. assess. ++	Relatively small number of new dwellings (150) proposed. Limited benefits overall.	Established affordability issues in Bradford on Avon. Appropriate level of affordable housing required. A higher affordable requirement would further mitigate affordability issue.
						Review +		
11. Healthy communities	No	MT	R	A	L	Orig. assess. +	The location and size of the site will allow good access to town centre and river. GI can be provided in the form of walking and cycling routes into the town and countryside.	High quality design can reduce crime and the fear of crime. Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity, and excellent provision of GI on this site can increase quality of life. There should be consideration of contributions towards
						Review +		

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 1 – Land at Kingston Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								local healthcare facilities.
12. Poverty and deprivation	No	LT	R	A	L	Orig. assess. +	The site size can accommodate housing and employment provision, increasing opportunities and reducing the need to travel. Public transport accessibility is similar to the Kingston farm site.	Promotion of a more inclusive, self-contained community can increase social inclusion and quality of life opportunities. There should be provision of a range of housing and employment options to meet differing needs, with improved access to essential services/facilities by public transport and other transport modes.
						Review +		
13. Community facilities	No	MT	R	A	L	Orig. assess. +	Site is slightly more accessible to town centre services/facilities than land north of Holt Rd. Development can contribute to existing community/social infrastructure.	A development of this size is unlikely to provide new community facilities but opportunities exist to improve/enhance existing services/facilities from developer contributions. Will depend on level of contributions and services/facilities benefitting from any development.
						Review +		
14. Education and skills	No	MT	R	A	L	Orig. assess. +/-	Employment land included will help retain and provide new jobs in the town.	Appropriate contributions should be made to ensure additional education provision in the town.
						Review +		
15. Transport	No	LT	R	A	L	Orig. assess. +/-	Development on this site likely to increase car use generally, and significantly increase traffic on Holt Rd. Mixed-use development, new road junctions and new bus stop will not prevent additional traffic. Development north of the river may prevent some additional journeys through the town centre. Public transport accessibility is similar to site north of Holt Rd.	Stronger promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Additional (and improved) road junctions will help improve road safety, but additional traffic levels will partially negate this.
						Review -/?		

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 1 – Land at Kingston Farm								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
16. Economy	No	LT	R	A	L	Orig. assess. ++	Benefits in terms of new housing and employment provision. Concerns over traffic and air quality impacts on local economy and the ability of nearby roads to cope with additional traffic.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Development needs to provide solutions to traffic impacts on Holt Rd and town centre.
						Review +		
17. Employment	Yes	LT	R	A	L	Orig. assess. ++	2-3 ha additional employment land is significant in the context of Bradford on Avon. Will allow retention and expansion of local firms and help attract some inward investment.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Development needs to provide solutions to traffic impacts on Holt Rd and town centre.
						Review ++		

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
1. Biodiversity	No	ST/MT	R	A	L	Orig. assess. -/?	Greenfield site. No ancient woodland. Potential habitat fragmentation and loss/disturbance to some protected/notable species and ecological features in the short/medium term. Potential for loss of bat foraging grounds. However, HRA has concluded no significant effects on European sites in relation to bats. No significant effects likely but some limited adverse effects from development.	An ecological survey would need to be carried out to confirm existence of any protected species populations and to undertake appropriate mitigation. Effects on bat foraging would need to be established and site level AA may be appropriate at this site to avoid effects on integrity of the SAC. Valuable hedgerows and trees should be retained where possible. Site is large enough for appropriate incorporation of GI and protection and enhancement of existing natural features.
						Review -/?		

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
2. Land and soil	No	LT	I	A	L	Orig. assess. -	Greenfield site, although part of site includes derelict nursery buildings. Development will involve some loss of Greenfield land, although relatively small site and no loss of grades 1 and 2 agricultural land. Site not located within the Greenbelt (as most land around the town is).	Consideration should be given to avoiding higher quality agricultural land and building at maximum viable densities to avoid Greenfield loss. Development could be located adjacent to existing urban area with better access to existing local facilities, public transport links and key infrastructure.
						Review -		
3. Waste management	No	MT	R	A	L	Orig. assess. -/?	150 dwellings and 2-3ha employment. Short-term impacts from construction waste and medium-term increase in household waste generally.	A Site Waste Management Plan should be completed for development. Development should meet high CSH score for construction and other forms of waste. 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.
						Review -		
4. Water resources	No	LT	R	A	L	Orig. assess. -/?	A development of 150 dwellings and 2-3 ha employment will increase demand for water overall. No significant likelihood of impacts on watercourses at this location.	Development should incorporate measures to reduce water demand, reaching a high CSH score for water usage. 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. If detrimental consequences to the water environment are likely, then agreed mitigation measures would be necessary.
						Review -		
5. Flood risk	No	LT	R	A	L	Orig. assess. +	Entire site within flood zone 1. Developer submission considers SuDS and states surface water run-off would be attenuated	A Surface Water Management Strategy may be required to demonstrate equivalent to greenfield runoff post development, and agreed with Environment

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Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
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						Review 0	and controlled to existing greenfield runoff rates.	Agency. SFRA Level 2 should not be required. Appropriate use of SuDS required for geological conditions.
6. Air quality and environmental pollution	No	MT	R	A	L	Orig. assess. -	This site is further from the town centre than other options considered. Pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. Some adverse impacts on AQMA in town centre. However, location on north side of Bradford will prevent many commuter journeys through town centre.	Developer submission considers a new bus stop at a new Holt road junction and improvements to other bus stops, as well as improvements to cycle/walking linkages. However, this is unlikely to prevent increase in car journeys and much stronger mitigation measures regarding uptake of sustainable transport modes would be needed to improve the sustainability score.
						Review -		
7. Climatic factors	No	LT	?	B	L	Orig. assess. -/?	Provision of 150-200 dwellings likely to increase emissions, compared to current situation, through construction, energy use in the home and subsequent travel by residents. Developer submission provides no detail of proposed energy efficiency of dwellings or provision of renewable and/or low carbon forms of energy and heat production. There is some consideration of SuDS as an adaptation measure for climate change.	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. There is potential to provide renewable forms of energy and heat on site, and to link in with adjoining residential areas.
						Review -		

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Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
8. Historic environment	No	MT	R	A	L	Orig. assess. -/?	The northern part of the site adjoins the Woolley Conservation Area to the west. The Conservation Area Character Assessment states there are a number of buildings identified for their local interest, but no listed buildings. Also that “the open countryside to the north and east of Woolley has a strong visual presence from within the conservation area and the views from Woolley Street towards the north east particularly accentuate the rural character of the area”.	Any development in this location would need to be extremely sensitive to the setting of the adjoining Conservation Area. Appropriate development standoff distance should be incorporated within any future development proposal. Development should be in keeping with existing urban form and respect the rural character of the area. Any potential adverse effects could be better mitigated by locating development in the southern part of this site option.
						Review -/?		
9. Rural and urban landscapes	No	LT	R	A	L	Orig. assess. -/?	The rural character of the area has previously been noted in (8). Provision of 150 dwellings plus employment may have adverse effects on this rural character and detract from the distinctiveness and setting of the Conservation Area. Not considered significant as no specific landscape designations in proximity to site.	Any development on this site should be in keeping with the adjacent residential area and rural setting. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.
						Review -		
10. Housing	No	LT	R	A	L	Orig. assess. ++	Relatively small number of new dwellings (150) proposed. Limited benefits overall.	Established affordability issues in Bradford on Avon. Appropriate level of affordable housing required. A higher affordable requirement would further mitigate affordability issue.
						Review +		
11. Healthy communities	No	MT	R	A	L	Orig. assess. +	The location and size of the site will allow good access to countryside leisure pursuits and local rights of way. GI can be provided in	High quality design can reduce crime and the fear of crime. Provision of high quality, accessible and safe walking/cycling routes can increase participation in

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
						Review +	the form of walking and cycling routes into the town and countryside.	healthy activity, and excellent provision of GI on this site can increase quality of life. There should be consideration of contributions towards local healthcare facilities.
12. Poverty and deprivation	No	LT	R	A	L	Orig. assess. +	The site size can accommodate housing and employment provision, increasing opportunities and reducing the need to travel. Public transport accessibility is similar to the Kingston farm site.	Promotion of a more inclusive, self-contained community can increase social inclusion and quality of life opportunities. There should be provision of a range of housing and employment options to meet differing needs, with improved access to essential services/facilities by public transport and other transport modes.
						Review +		
13. Community facilities	No	MT	R	A	L	Orig. assess. +/-	Site is slightly less accessible to town centre services/facilities than Kingston farm site. Development can contribute to existing community/social infrastructure.	A development of this size is unlikely to provide new community facilities but opportunities exist to improve/enhance existing services/facilities from developer contributions. Will depend on level of contributions and services/facilities benefitting from any development.
						Review +/-		
14. Education and skills	No	MT	R	A	L	Orig. assess. +/-	Developer submission refers to inclusion of land for employment – this will help retain skills in the town and improve the range of jobs.	Appropriate contributions should be made to ensure additional education provision in the town.
						Review +		
15. Transport	No	LT	R	A	L	Orig. assess. -/?	Development on this site likely to increase car use generally, and significantly increase traffic on Holt Rd, Cemetery Lane and Woolley St. Mixed-use development, new road junctions and new bus stop will not	Stronger promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. This site is less accessible to the town centre than other option and likely that additional traffic will occur through development.

Appendix I. Strategic housing options – Bradford-on-Avon								
Option 2 - Land north of Holt Rd								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig. of effects	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
						Review -/?	prevent additional traffic. Development north of the river may prevent some additional journeys through the town centre. Public transport accessibility is similar to the Kingston farm site.	Additional (and improved) road junctions will help improve road safety, but additional traffic levels will partially negate this. Use of Cemetery lane by new residents should be strongly discouraged.
16. Economy	No	LT	R	A	L	Orig. assess. +	Benefits in terms of new housing and employment provision. Concerns over traffic and air quality impacts on local economy and the ability of nearby roads to cope with additional traffic.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Development needs to provide solutions to traffic impacts on Holt Rd and town centre.
						Review +		
17. Employment	Yes	LT	R	A	L	Orig. assess. ++/?	Site is large enough to provide a significant amount of employment land, in comparison. There are concerns over the accessibility of this site, with potential access onto Woolley St and Cemetery Lane which might restrict employment uses.	It is important that employment is matched as closely as possible to local needs that allows local people to work in their local area. Employment may be better situated on southern part of option to allow easier access onto Holt Rd. B3107.
						Review ++/?		

Appendix I. Chippenham (refer to Chippenham community area section of main report)

Strategic options considered for Chippenham in 2010 are shown in the table at the beginning of this appendix; this followed a review of sites following the *Wiltshire 2026* consultation exercise. The sustainability appraisal of these options was included in the Sustainability Appraisal Report that accompanied the Wiltshire Core Strategy consultation document in June 2011 and has not been presented again here.

Following the assessment of the 9 proposed strategic options for Chippenham, the sustainability appraisal concluded that the larger urban extension proposals in the south and east scored similarly and that further detailed information would be required to be able to differentiate further. It also concluded that the smaller options assessed, on their own, would not result in the same level of environmental, social and economic benefits as the larger options across the wide range of sustainability objectives, unless combined with the larger options. They would be unlikely to meet housing and employment land need on their own or generate the level of contributions towards infrastructure, transport, education, healthcare and community/recreational facilities that Chippenham needs.

The sustainability appraisal recommended that “development could be considered in a number of locations to maximise the strengths that each site offers, whilst avoiding areas of particular environmental concern, including the River Avon meadows and Birds Marsh Wood”. It recommended that further consideration be given to the locations for strategic housing in Chippenham, taking account of the findings of that work and further consultation with stakeholders.

In the Wiltshire Core Strategy consultation document of June 2011, two new options were put forward for strategic growth in Chippenham:

Option 1 - proposed the majority of new housing development in the north-east and south-west of Chippenham

Option 2 - proposed the majority of new housing be dispersed between strategic sites in the north-east, south-west and east.

These two options excluded the option of locating the majority of new housing growth in the north-east and east of Chippenham. Following on from further consultation with interested stakeholders between June-August 2011, two further strategic site options have been considered as described in the following table; a review has also been conducted of the initial two options:

Strategic site option	Description of Chippenham strategic option
Option 1 June 2011	Delivery of suitable brownfield sites in the town; Non Strategic site- land SW of Abbeyfield School; Strategic Option 1: North Chippenham Site Allocation – 750 dwellings South West Chippenham Area of Search – Up to 1500 dwellings
Option 2 June 2011	Delivery of suitable brownfield sites in the town; Non Strategic site- land SW of Abbeyfield School; Strategic Option 2: North Chippenham Site Allocation - 750 dwellings South West Chippenham Area of Search – Up to 800 dwellings East Chippenham Site Allocation – Up to 700 dwellings
Option 3 February 2012	Delivery of suitable brownfield sites in the town; Non Strategic site- land SW of Abbeyfield School; Strategic Option 3: North Chippenham Site Allocation - 750 dwellings East Chippenham site allocation - Up to 700 dwellings at Rawlings Farm East Chippenham site allocation - Up to 800 dwellings at Harden’s Farm and New Leaze Farm
Option 4 February 2012	Delivery of suitable brownfield sites in the town; Non Strategic site- land SW of Abbeyfield School; Strategic Option 4: Land to the south of Chippenham including Showell Farm

Chippenham strategic site Option 1 - review

Chippenham strategic housing option – Option 1								
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	-/?	<p>Urban extensions are greenfield sites. Potential for habitat fragmentation and loss/disturbance to species associated with agricultural land.</p> <p>Greenfield sites include mature trees and hedgerows of significant diversity. Several records of protected species in the North Chippenham area, particularly badger, and potential foraging areas for bat species. The Bristol Avon CWS and associated habitats are a high priority habitat. Requiring a buffer zone between any development and Birds Marsh Wood provides an opportunity to limit the impact of development on Birds Marsh Wood and provides a significant opportunity for the woodland to be enhanced. Development likely to increase recreational pressure on this area, as well as increase impacts such as noise and light pollution.</p> <p>Protected/notable species, including bat, badger, crayfish and kingfisher have been found in the Patterdown/Rowden area. There is no ancient woodland, within or in proximity to the area of search, no priority habitat, SSSI, SAC or SPA.</p>	<p>Essential that adequate protection is given to the River Avon and flood plain through appropriate use of buffers and management arrangements.</p> <p>Mature trees and significantly diverse hedgerows should be retained wherever possible.</p> <p>Measures to reduce impact of noise and light pollution resulting from housing, industry and road traffic will need consideration.</p> <p>The issue of recreational pressure on Birds Marsh Wood will need to be resolved, perhaps through limiting access or creating significant GI links that are more convenient for people to use.</p> <p>Some brownfield sites can be of high ecological value, particularly if they have been derelict for a number of years. Consideration should be given to this when developing any site.</p> <p>Sites are large enough for incorporation of an extensive green infrastructure network and protection of existing natural features.</p> <p>Detailed additional ecological surveys are recommended, including further assessment of the River Avon and its tributaries and further surveys of protected and notable species.</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
2. Land and soil	Yes	LT	I	A	L	--	<p>Significant loss of Greenfield land and Grade 2 agricultural land expected. PPS7 states that poorer quality land should be sought for development in preference to higher quality land.</p> <p>North Chippenham site would involve little or no loss of grade 1 or 2 agricultural land</p> <p>The South West Area of Search may involve the loss of some Grade 1 agricultural land and much of this site is Grade 2. PPS7 states that poorer quality land should be sought for development in preference to higher quality land. A proportion of this area is likely to be developed despite the establishment of a country park. There is little land contamination, but particular consideration should be given to the Sewage treatment works and to historic landfill sites including the old brickworks at Easton Lane.</p> <p>Further information required on density of development – building at higher densities could reduce impacts against this objective.</p> <p>The delivery of suitable brownfield sites in the town is supported. Effects likely to be positive if priority given to developing brownfield sites and at higher densities near to the town centre.</p>	<p>Locating development adjacent to the existing urban area, and maximising densities, would give better access to local facilities and public transport links and reduce loss of agricultural land.</p> <p>Avoidance of Grade 1 & 2 agricultural land wherever possible.</p> <p>Encouragement and possibly funding should be given to developers prepared to develop areas of ground contamination, especially close to the town centre where this will aid regeneration and improve vitality and viability of the town centre.</p>
3. Waste management	No	MT	R	A	L	-/?	Short-term impacts from construction waste	A Site Waste Management Plan should be completed

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							and medium-term increase in household waste generally. No further details of waste infrastructure for development or mitigation measures for reducing waste are available at this stage.	for development. Development should meet high CSH/BREEAM score for construction and other forms of waste. 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	Yes	LT	R	C	L	--	<p>Significant increase in water demand from 2250 additional households.</p> <p>There are no significant water bodies or watercourses on or in proximity to the North Chippenham site. 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 the site and SW corner.</p> <p>The River Avon, and tributaries, flows through the Area of Search. The proposed River/GI Corridor and country park provides an opportunity to protect the River from potential pollution and harm and to enhance the river corridor forming a major feature within the town.</p> <p>There is a watercourse to the north of Hunters Moon part of Area of Search which should be protected from potential pollution and harm.</p>	<p>Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within the sewerage network.</p> <p>All development should incorporate strong measures to increase water efficiency and to reduce water use. Development should be located to avoid possible pollution to watercourses and have appropriate infrastructure in place to deal with foul and surface water.</p> <p>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.</p> <p>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.</p> <p>A water cycle study is recommended which should cover both water quality and water resources/supply</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								issues.
5. Flood risk	No	LT	R	A	L	-/?	<p>The entire North Chippenham site is within flood zone 1. Site positioned on rising land places it away from any major watercourses. Presence of small ditches on site – will need to be maintained. Drainage catchment areas are split across the site. SuDS will need to respond to this.</p> <p>SW Area of Search - significant flood risk associated with River Avon and tributaries with parts of site in FZ 2 & 3. There is an area of flood zone 3b adjacent to Hunters Moon which has had historic flooding incidents. This will need to be considered when locating development.</p> <p>The River Avon, a designated "main river" (MR), runs through this site and its associated floodplain (including functional) will limit land available. The proposed River/GI Corridor and country park provides an opportunity to ensure an appropriate sized buffer is left adjacent to the river and watercourses.</p> <p>Several brownfield sites appear to be next to the river and appropriate consideration should be given to the type and location of development in those areas.</p>	<p>Both North and SW sites acceptable if development can avoid areas of flood risk. Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised. Opportunities exist here to improve and/or set back flood defences, set back redevelopment from riverside/floodplain, improve riverside access and reinstate floodplain through set back and/or "water compatible" use of land in floodplain, e.g. as public open space.</p> <p>The best flood risk option for surface water management should be established as part of an FRA. This should include identifying appropriate space for SuDS. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Surface Water Management Strategies may be required for all potential sites.</p> <p>Inappropriate development should be located away from areas of flood risk if mitigation measures are not possible/practical/viable.</p>

Chippenham strategic housing option – Option 1								
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	MT	R	A	L	--/?	<p>Currently no AQMAs in Chippenham. Car use will increase as a result of new development with associated impacts on air quality and noise. Investment in sustainable transport modes is unlikely to prevent a general increase in car traffic that would be the main source of impacts on air quality and noise.</p> <p>Location of new distributor road through North site near to Birds Marsh Wood may have adverse effects on habitats.</p> <p>SW Area of Search – significant additional car volumes on A4 and A350 adding to existing levels of air pollutants and noise.</p> <p>There is an issue of odour from the Sewage treatment works affecting future development. River/GI Corridor and country park in this area would give an opportunity to ensure a buffer zone is included around the STW.</p>	<p>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.</p> <p>Provision of a new distributor road through NE site may be needed but increasing accessibility through improvements to the road network is likely to increase car 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> <p>Provision of a substantial amount of employment land and community facilities may increase self-containment. Also, building at higher densities towards the existing urban area will increase effectiveness of public transport and reduce light pollution towards the rural edge.</p>
7. Climatic factors	Yes	LT	R	B	L	--	<p>Development likely to increase emissions significantly compared to current situation, through construction, energy use in the home/workplace and subsequent travel.</p> <p>There are currently no details of the proposed energy efficiency of dwellings or provision of renewable and/or low carbon forms of energy and heat production.</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.</p> <p>There is potential to provide renewable forms of energy and heat on site, especially in the SW, and to link in with adjoining residential areas.</p> <p>Strong sustainable transport links should be supported</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Urban Extensions will include dwellings and community facilities and employment. This could reduce need to travel and therefore travel related emissions.	with Chippenham town centre and employment areas. The effects of transport must also be established through further transport modelling. The location of the sites will allow effects of transport to be minimised.
8. Historic environment	No	LT	R	A	L	-/?	<p>No records of SAMs at the North Chippenham Site and no conservation areas in proximity. Previous archaeological assessment indicates that site lay within an area of potential archaeological significance. Some listed buildings may be adversely affected, including at Barrow Farm and Hill Corner Road. Further information would be required to more accurately assess any effects on these listed buildings.</p> <p>Rowden Conservation Area extends south from Chippenham town centre, following the course of the Avon and encompassing Rowden Manor. The objectives include preservation of a historic landscape setting. Rowden Farm/Manor is also the site of a scheduled monument.</p> <p>There are a number of listed buildings within the Area of Search including Rowden Manor and Patterdown farmhouse.</p> <p>A large proportion of the town centre is covered by a designated conservation area. There are many listed buildings throughout this option – particularly concentrated to the</p>	<p>The extent of any adverse effects will very much depend on the location of new development and design quality, but mitigation is possible in all areas. Careful consideration of design standards and location of development are required to avoid adverse impacts on listed buildings and the Conservation Areas, and their setting. Development should be in keeping with existing urban form and respect the rural character of the area.</p> <p>Archaeological survey work may be required.</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							west of the railway station and around the Causeway.	
9. Rural and urban landscapes	No	LT	I	A	L	-/?	<p>There are no national landscape designations constraining development. Likely effects on rural nature of area to the north and east of the North Chippenham site and effects on Birds Marsh Wood. A number of rights of way cross this site to the north linking Birds Marsh Wood to existing urban area.</p> <p>Development in the SW Area of Search has the potential to adversely affect Rowden Conservation Area and its setting. The River Avon heavily influences local character and public rights of way, and a Sustrans cycle route, branch out from the river.</p> <p>There is a designated special landscape area to the west of Hunters Moon within the area of search. Particular consideration should be given to mitigating any impacts on that area. There are no rights of way crossing this part of the area of search.</p>	<p>Any development should be sensitive to the rural character of the area.</p> <p>Any development on the northern site should be in keeping with the adjacent residential area and rural setting. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Limited information available at present. Mitigation is possible. ROWs should be maintained and incorporated into development.</p> <p>Consideration should also be given to impacts on the Special Landscape Areas to the south west and south east.</p> <p>A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.</p> <p>Limited information available at present with regards design of development. Mitigation is possible. Good quality design required that reflects local character, ROWs should be maintained and incorporated into development, along with a significant GI network that will provide many biodiversity and recreational benefits</p>
10. Housing	Yes	LT	R	C	L	++	<p>All strategic housing options include proposals for a large number of new dwellings. There is scope for large number of affordable dwellings.</p> <p>Good access to town centre services/facilities</p>	<p>Development should include a wide range of house types and sizes to meet the needs of the community, including appropriate levels of affordable housing.</p> <p>Housing should achieve high levels of sustainability and high design standards that are in keeping with the</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							from North Chippenham site. This site, however, is not large enough to meet anticipated housing demand in Chippenham and would need to be combined with other sites. The SW area of search is large enough to accommodate up to 1500 dwellings. Numbers of dwellings identified on brownfield sites in the town is not significant, although building homes in the town centre will possibly allow higher densities and in a sustainable location close to services and public transport hubs.	surrounding area. Housing should also be well related to existing local services and facilities to reduce the need to travel.
11. Healthy communities	No	LT	R	A	L	+/?	The location of the urban extensions will allow access to countryside leisure pursuits and existing rights of way, as well as to town centre facilities and services. This level of housing provision can allow contributions to healthcare provision in the town and on-site. These development areas will provide areas of open space for sport, recreation and leisure as well as opportunities to access the town centre by walking and cycling with consequent health benefits.	High quality design can reduce crime and the fear of crime and improve health and well-being. Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity. These can be incorporated into provision of GI that can increase quality of life and provide opportunities for healthy recreation. There should be appropriate contributions towards local healthcare facilities, and/or provision of new facilities on or off site.
12. Poverty and deprivation	No	LT	R	C	L	+	Benefits in relation to this objective through housing and employment provision. Allocation of employment sites will increase employment opportunities and reduce need	Allow access to rural area which may have quality of life benefits for new residents. Regeneration of Chippenham town should benefit as many people as possible, especially existing residents,

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							to travel and out-commuting. The delivery of suitable brownfield sites in the town can provide homes and employment opportunities in the town centre. Regeneration can benefit deprived areas and increase social inclusion and cohesion.	with wide ranging employment opportunities that will attract people into Chippenham and help the viability of town centre businesses. Access to employment areas and other important services/facilities should be provided by sustainable means of transport wherever possible to help those without access to a car.
13. Community facilities	No	MT	R	A	L	+/?	Housing provision at these locations may help improve viability of some local community facilities through contributions. The scale of the mixed use development at North Chippenham and in the Area of Search means that there should be provision of a wide range of community facilities to meet needs, including cultural, religious, leisure, educational, health and retail. Concerns over level of contributions towards community services/facilities after significant funding of road infrastructure.	Opportunities exist to provide significant new community facilities and improve/enhance existing services/facilities. Benefits will depend on level of contributions and services/facilities benefitting from any development. If regeneration opportunities are taken to improve community facilities in Chippenham, they should be accompanied by excellent sustainable transport links and accessible to all members of the community.
14. Education and skills	No	LT	R	A	L	+	Benefits are likely for Chippenham if proposals include appropriate primary and secondary education facilities, as well as provision of employment land that will help retain skills, allow local businesses to expand and attract inward investment. Proposals identify land for employment and community facilities including a business/enterprise centre linked to	Sufficient research should be undertaken to ensure sufficient primary/secondary places are provided for this level of housing. Appropriate contributions should be made to ensure additional education provision in the town and on-site. Provision of additional land for employment could enhance benefits for Chippenham as a whole and increase self-containment, helping to reduce out-commuting.

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Abbeyfield School.	
15. Transport	Yes	LT	R	A	L	--/?	<p>This option will lead to additional traffic. Considered significant because most development concentrated in south-west area of Chippenham. Likely to place significant additional pressure on A350 with potential need for dualling and/or other significant improvements. Development north and south – good access to strategic road network (A350).</p> <p>This option would avoid need for an eastern distributor road.</p>	<p>Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required. Significant investment in sustainable forms of transport is necessary at any future location for housing.</p> <p>Mitigation measures for Option 1 would most likely focus on improving the operation of the A350 corridor to reduce traffic pressure and address the impact that reassigned traffic would have on local roads. It is likely that conditions on the A350 corridor could be improved by focusing on the operation of the many roundabouts along the section of the route around the town. A potential alternative, although more onerous, would be a dualling of the A350, a scheme which has been 'future-proofed' with appropriate land already available and key bridges and infrastructure designed to accommodate it.</p>
16. Economy	Yes	LT	R	C	L	++	<p>New housing will provide modern accommodation for the local workforce and may attract people to Chippenham.</p> <p>Employment land is proposed which will allow local businesses to expand and may attract inward investment. Significant benefit in delivering Showell Farm early in the plan period to ensure that employment land is delivered at Chippenham.</p>	<p>Development at North Chippenham should contribute to regeneration of Chippenham town centre.</p> <p>Area of Search should have strong and accessible links to Chippenham town centre to help aid regeneration of the town centre. Provision of a large area for employment use would increase benefits and help reduce the issue of out-commuting.</p> <p>Strong investment in sustainable transport infrastructure will help reduce potential traffic congestion, particularly on A350 and A4.</p>
17. Employment	Yes	LT	R	B	L	++	<p>Significant amount of employment land proposed. The SW area of search is in close</p>	<p>Provision of additional land for employment will increase employment opportunities in Chippenham.</p>

Chippenham strategic housing option – Option 1								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							<p>proximity to existing employment at Methuen Park.</p> <p>Benefits for Chippenham in terms of employment provision and housing for local workforce.</p>	<p>Provision of housing to meet the needs of skilled workers and their families will increase availability of a skilled workforce for local businesses.</p> <p>An increase in provision would increase benefits, reduce the need to travel and increase self-containment.</p> <p>Employment provision should complement other employment areas and help in town centre regeneration.</p>

Chippenham strategic site Option 2 - review

Chippenham strategic housing option – Option 2								
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	-/?	<p>Urban extensions are greenfield sites. Potential for habitat fragmentation and loss/disturbance to species associated with agricultural land.</p> <p>Greenfield sites include mature trees and hedgerows of significant diversity.</p> <p>Records of various protected/notable species found in all areas.</p> <p>A buffer zone between any development and Birds Marsh Wood to limit the impact of development on Birds Marsh Wood provides</p>	<p>Main areas of concern are River Avon and Birds Marsh Wood. Adequate protection needs to be given to both areas, to include significant buffer zones and effective future management measures in place.</p> <p>Mature trees and significantly diverse hedgerows should be retained wherever possible and biodiversity throughout the sites should be enhanced.</p> <p>Measures to reduce impact of noise and light pollution on habitats and species resulting from housing, industry and road traffic need serious consideration.</p> <p>Some brownfield sites can be of high ecological value,</p>

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							<p>a significant opportunity for the woodland to be enhanced through restoration and for its long term management.</p> <p>There is no ancient woodland within or in proximity to the proposed allocations, no priority habitat, SSSI, SAC or SPA.</p> <p>The Bristol Avon CWS and associated habitats are a high priority.</p> <p>There are significant opportunities, particularly when developing brownfield sites in the town, of enhancing biodiversity.</p>	<p>particularly if they have been left for a number of years and consideration should be given to this when developing any site.</p>
2. Land and soil	Yes	LT	I	A	L	--	<p>The three urban extensions are greenfield sites. PPS7 states that poorer quality land should be sought for development in preference to higher quality land.</p> <p>North Chippenham - site would involve little or no loss of grade 1 or 2 agricultural land.</p> <p>SW area of search will involve the loss of a large area of Grade 2 agricultural land. SW - any development south of Showell Farm will involve loss of Grade 1. There is little land contamination, but particular consideration should be given to the sewage treatment works and to historic landfill sites including the old brickworks at Easton Lane.</p> <p>East – large area of Grade 2 around Rawlings Farm and north of railway.</p> <p>Development of land around Harden’s Farm</p>	<p>Locating development adjacent to the existing urban area, and maximising densities, would give better access to local facilities and public transport links than more remote development sites.</p> <p>Where possible, development should avoid loss of higher grade agricultural land.</p> <p>This option may allow avoidance of higher grade agricultural land being of a more dispersed nature.</p> <p>Encouragement and possibly funding should be given to developers prepared to develop areas of possible ground contamination, especially close to the town centre where this will aid regeneration and improve vitality and viability of the town centre.</p>

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							no loss of Grade 1 or 2. Delivery of suitable brownfield sites in the town is supported. Effects likely to be positive if priority given to developing brownfield sites and at higher densities near to the town centre.	
3. Waste management	No	MT	R	A	L	-/?	Short-term impacts from construction waste and medium-term increase in household waste generally. No further details of waste infrastructure for development or mitigation measures for reducing waste are available at this stage.	A Site Waste Management Plan should be completed for development. Development should meet high CSH/BREEAM score for construction and other forms of waste. 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	Yes	LT	R	A	L	--	Significant increase in water demand from 2250 additional households. There are no significant water bodies or watercourses on or in proximity to the North Chippenham site. 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 the site and SW corner. The River Avon, and various tributaries, flows through land to the south west and east. Proposed river buffer zones and GI corridors provide opportunities to protect the river from potential pollution and harm and to enhance	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within the sewerage network. All development should incorporate strong measures to increase water efficiency and to reduce water use. 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.

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							the river corridor forming a major feature within the town.	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	-	<p>North Chippenham - Entire site within flood zone 1. Site positioned on rising land places it away from any major watercourses. Presence of small ditches on site – will need to be maintained. Drainage catchment areas are split across the site. SuDS will need to respond to this.</p> <p>Land to south west and east – both areas have significant flood risk associated with River Avon and tributaries but both areas large enough for development to take place away from areas of risk.</p> <p>The River Avon, a designated "main river" (MR) will limit land available. Proposed buffer zones will significantly reduce any flood risk. Several brownfield sites appear to be next to the river and appropriate consideration should be given to the type and location of development in those areas.</p>	<p>Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.</p> <p>Opportunities exist to improve and/or set back flood defences, set back redevelopment from riverside/floodplain, improve riverside access and reinstate floodplain through set back and/or "water compatible" use of land in floodplain, e.g. as public open space.</p> <p>The best flood risk option for surface water management should be established as part of an FRA. This should include identifying appropriate space for SuDS. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Surface Water Management Strategies may be required for all potential sites.</p> <p>Inappropriate development should be located away from areas of flood risk if mitigation measures are not possible/practical/viable.</p>
6. Air quality and environmental	No	MT	R	A	L	-/?	Dispersed option will have adverse impacts on air quality and other forms of pollution but	Development should be located adjacent to existing urban area with strong focus on investment in

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
pollution							impacts may be less significant than focussing development in one main urban extension. Each strategic site can be located closer to existing urban area meaning there are greater opportunities to take advantage of public transport services and greater accessibility to town centre and other existing services/facilities.	sustainable transport modes.
7. Climatic factors	Yes	LT	R	B	L	--	Development on scale proposed likely to increase emissions compared to current situation, through construction, energy use in the home/workplace and subsequent travel. There are currently no details of the proposed energy efficiency of dwellings or provision of renewable and/or low carbon forms of energy and heat production. Urban Extensions will include dwellings and community facilities and employment. This could reduce need to travel and therefore travel related emissions.	There is strong potential for mitigation of climate change 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. There is potential to provide renewable forms of energy and heat on site, and to link in with adjoining residential and employment areas. 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. The location of the sites will allow effects of transport to be minimised.
8. Historic environment	No	LT	R	A	L	-/?	Rowden Conservation Area extends south from Chippenham town centre, following the course of the Avon and encompassing Rowden Manor. The objectives include preservation of a historic landscape setting.	Mitigation of effects possible in all areas. Careful consideration of design standards and location of development are required to avoid adverse impacts on listed buildings and the Conservation Areas, and their setting. Development should be in keeping with

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Rowden Farm/Manor is also the site of a scheduled monument. There are a number of listed buildings within the east and south west areas of search, including listed buildings associated with farm complexes. A large proportion of the town centre is covered by a designated conservation area. There are many listed buildings particularly concentrated to the west of the railway station and around the Causeway.	existing urban form and respect the rural character of the area. Additional archaeological survey work may be required in all areas.
9. Rural and urban landscapes	No	LT	I	A	L	-	There are no national landscape designations constraining development. Likely effects on rural nature of areas concerned and adverse effects on Birds Marsh Wood. A number of rights of way cross Development in the SW area of search has the potential to adversely affect Rowden Conservation Area and its setting. The River Avon heavily influences local character and public rights of way, and a Sustrans cycle route, branch out from the river. There is a designated Special Landscape Area to the west of Hunters Moon and a Special Landscape Area to the south east of Chippenham which may be adversely	Any development should be sensitive to the rural character of the area. Consideration should also be given to impacts on the Special Landscape Areas to the south west and south east. Limited information available at present with regards design of development. Mitigation is possible. Good quality design required that reflects local character, ROWs should be maintained and incorporated into development, along with a significant GI network that will provide many biodiversity and recreational benefits

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							affected by development to the east. Particular consideration should be given to mitigating any impacts on these areas. There are no landscape designations affecting proposals at East Chippenham.	
10. Housing	Yes	LT	R	C	L	++	All strategic housing options include proposals for a large number of new dwellings. There is scope for large number of affordable dwellings. Numbers of dwellings identified on brownfield sites in the town is not significant. Buildings homes in the town centre will possibly allow higher densities and in a sustainable location close to services and public transport hubs.	Development should include a wide range of house types and sizes to meet the needs of the community, including appropriate levels of affordable housing. Housing should achieve high levels of sustainability and high design standards that are in keeping with the surrounding area. Housing should also be well related to existing local services and facilities to reduce the need to travel.
11. Healthy communities	No	LT	R	A	L	+/?	The location of North Chippenham, Area of Search and East Chippenham will allow access to countryside leisure pursuits and existing rights of way, as well as to town centre facilities and services. This level of housing provision can allow contributions to healthcare provision in the town and on-site. The size of the sites allows for provision of a significant area of green infrastructure, open space, sport and recreation facilities that can encourage healthy lifestyles. Employment and educational facilities should be included	High quality design can reduce crime and the fear of crime and improve health and well-being. Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity. These can be incorporated into provision of GI that can increase quality of life and provide opportunities for healthy recreation. There should be appropriate contributions towards local healthcare facilities, and/or provision of new facilities on or off site.

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							to increase self-containment and social inclusion. There will be benefits from provision of modern dwellings.	
12. Poverty and deprivation	No	LT	R	C	L	+	Benefits in relation to this objective through housing and employment provision. Allocation of employment sites will increase employment opportunities and reduce need to travel and out-commuting. The delivery of suitable brownfield sites in the town can provide homes and employment opportunities in the town centre. Regeneration can benefit deprived areas and increase social inclusion and cohesion.	Allow access to rural area which may have quality of life benefits for new residents. Regeneration of Chippenham town should benefit as many people as possible, especially existing residents, with wide ranging employment opportunities that will attract people into Chippenham and help the viability of town centre businesses. Access to employment areas and other important services/facilities should be provided by sustainable means of transport wherever possible to help those without access to a car.
13. Community facilities	No	MT	R	A	L	+	The level of housing is likely to benefit facilities if appropriate contributions are made to provide for increased demand. If not, it may place a strain on existing services and facilities within the town.	Opportunities exist to provide significant new community facilities/improve/enhance existing services/facilities. Benefits will depend on level of contributions and services/facilities benefitting from any development. Excellent sustainable transport links should be provided to existing facilities, and the town centre, with provision of GI infrastructure commensurate with the size of development. If regeneration opportunities are taken to improve community facilities in Chippenham, they should be accompanied by excellent sustainable transport links and accessible to all members of the community.
14. Education and skills	No	LT	R	A	L	+	Benefits are likely for Chippenham if	Sufficient research should be undertaken to ensure

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							proposals include appropriate primary and secondary education facilities, as well as provision of employment land that will help retain skills and allow local businesses to expand and attract inward investment.	sufficient primary/secondary places are provided for this level of housing with appropriate level of developer contributions. Provision of additional land for employment could enhance benefits for Chippenham as a whole and increase self-containment, helping to reduce out-commuting.
15. Transport	No	LT	R	A	L	-/?	<p>This option will lead to additional traffic at all proposed strategic locations.</p> <p>This option will require the provision of a new road link across the railway line connecting with Parsonage Way.</p> <p>Considered this option will lead to fewer impacts than other options. Development dispersed and located closer to existing urban edge. Avoids need for an eastern distributor road linking Rawlings Green with the A4 thereby avoiding additional expense/infrastructure and impacts concerning noise, light and air quality associated with a new road.</p> <p>Development north and south – good access to strategic road network (A350).</p> <p>Development at Rawlings Green can access A350 northbound via new railway crossing and northern distributor road.</p> <p>Some traffic generated by Rawlings Green development and bound to destinations west, south and east is likely to use the town centre</p>	<p>Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town centre will be required and significant investment in sustainable forms of transport is necessary at any future location for housing.</p> <p>The new road link over the railway line, connecting the East Chippenham development and Monkton Park to the North East Chippenham development and the A350 north is a key piece of infrastructure likely to mitigate some of the impact of developing the East Chippenham site. However, modelling work undertaken shows some degree of impact on the operation of the town centre, related in part to the constrained A350 corridor. The level of development in the south west, proposed as part of this option would still add pressure to the A350, and some mitigation would also be required in this case along this strategic corridor. Improvements at junctions would form the most likely approach, and dualling would be less likely to be a consideration.</p>

Chippenham strategic housing option – Option 2								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							road network to reach the A4 Bath Road, the A4 London Road or the A350 South. This requires further assessment.	
16. Economy	Yes	LT	R	C	L	++	New housing will provide modern accommodation for the local workforce. Employment land is proposed which will allow local businesses to expand and may attract inward investment. Significant benefit in delivering employment land and to help reduce the issue of out-commuting.	Development at all proposed sites should have strong and accessible links to Chippenham town centre to help aid regeneration of the town centre. Strong investment in sustainable transport infrastructure will help reduce potential traffic congestion, particularly on A350 and A4. New road infrastructure will have economic benefits in short/medium term.
17. Employment	Yes	LT	R	B	L	++	Significant amount of employment land proposed for Chippenham. Large proportion of this is within the south west which includes Showell Farm. Smaller amounts proposed for North Chippenham and East Chippenham sites. East Chippenham site is in close proximity to Parsonage Way Industrial Estate which may help in maintaining or enhancing the vitality and viability of that employment area. Benefits for Chippenham in terms of employment provision and housing for local workforce.	Provision of additional land for employment will increase employment opportunities in Chippenham. Provision of housing to meet the needs of skilled workers and their families will increase availability of a skilled workforce for local businesses. An increase in provision would increase benefits, reduce the need to travel and increase self-containment. Employment provision should complement other employment areas and help in town centre regeneration.

Chippenham strategic site Option 3

Chippenham strategic housing option – Option 3								
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	-/?	<p>Urban extensions are greenfield sites which include mature trees and some hedgerows of significant diversity. Potential for habitat fragmentation and loss/disturbance to species associated with agricultural land.</p> <p>Records of various protected/notable species found in all areas.</p> <p>There is no ancient woodland within or in proximity to the proposed allocations, no priority habitat, SSSI, SAC or SPA.</p> <p>The Bristol Avon CWS and associated tributaries/habitats are a high priority and must be given appropriate protection.</p>	<p>Main areas of concern are River Avon and Birds Marsh Wood. Adequate protection needs to be given to both areas, to include significant buffer zones and effective future management measures in place.</p> <p>Mature trees and significantly diverse hedgerows should be retained wherever possible and biodiversity throughout the sites should be enhanced.</p> <p>Measures to reduce impact of noise and light pollution on habitats and species need serious consideration.</p> <p>There are significant opportunities, particularly when developing brownfield sites in the town, for enhancing biodiversity.</p>
2. Land and soil	Yes	LT	I	A	L	--	<p>Significant loss of Greenfield land. Development at Rawlings Farm would involve large loss of Grade 2 agri land but good proximity to railway station and town centre. Land at Harden's Farm and New Leaze Farm (south of river) is lower grade.</p>	<p>For the purposes of this objective, lower grade land should be developed which is predominantly around Harden's Farm and New Leaze Farm and west of Rawlings Farm.</p> <p>Development adjoining existing residential areas preferable.</p>
3. Waste management	No	MT	R	A	L	-/?	<p>Short-term impacts from construction waste and medium-term increase in household waste generally.</p> <p>No further details of waste infrastructure for development or mitigation measures for</p>	<p>A Site Waste Management Plan should be completed for development. Development should meet high CSH/BREEAM score for construction and other forms of waste.</p> <p>Consideration should be given to use of materials with</p>

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							reducing waste are available at this stage.	low embodied energy and use of recycled materials. Easily accessible facilities should be provided on-site for waste, recycling/re-use.
4. Water resources	Yes	LT	R	C	L	--	<p>Significant increase in water demand from 2250 additional households. There are no significant water bodies or watercourses on or in proximity to the North Chippenham site. 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 the site and SW corner. The River Avon and tributaries (significantly River Marden) flows through eastern option. Significant buffer zone proposed provides an opportunity to protect the River from potential pollution and harm and to enhance the river corridor forming a major feature within the town.</p>	<p>Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within the sewerage network. All development should incorporate strong measures to increase water efficiency and to reduce water use. 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. 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. A water cycle study is recommended which should cover both water quality and water resources/supply issues.</p>
5. Flood risk	No	LT	R	A	L	-/?	The entire North Chippenham site is within flood zone 1. Site positioned on rising land	Eastern site is large enough to accommodate development without encroaching on areas of risk.

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							<p>places it away from any major watercourses. Presence of small ditches on site – will need to be maintained. Drainage catchment areas are split across the site. SuDS will need to respond to this.</p> <p>East Chippenham - significant flood risk associated with River Avon and tributaries with parts of site in FZ 2 & 3. This will need to be considered when locating development but site is large enough to avoid risk areas and an appropriate sized buffer zone appears to have been proposed.</p> <p>Several brownfield sites appear to be next to the river and appropriate consideration should be given to the type and location of development in those areas.</p>	<p>Appropriate consideration of measures to deal with surface water, including use of SuDS. Accommodation of attenuation ponds, permeable paving and underground storage advised.</p> <p>Opportunities exist here to improve and/or set back flood defences, set back redevelopment from riverside/floodplain, improve riverside access and reinstate floodplain through set back and/or “water compatible” use of land in floodplain, e.g. as public open space.</p> <p>The best flood risk option for surface water management should be established as part of an FRA. This should include identifying appropriate space for SuDS. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Surface Water Management Strategies may be required for all potential sites.</p> <p>Inappropriate development should be located away from areas of flood risk if mitigation measures are not possible/practical/viable.</p>
6. Air quality and environmental pollution	Yes	MT	R	A	L	--/?	<p>Currently no AQMAs in Chippenham. Car use will increase as a result of new development with associated impacts on air quality and noise. Investment in sustainable transport modes is unlikely to prevent a general increase in car traffic that would be</p>	<p>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.</p> <p>Provision of a new distributor road through eastern site will be needed but increasing accessibility through</p>

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							<p>the main source of impacts on air quality and noise.</p> <p>New distributor road through eastern option may lead to short-term benefits but likely to increase car journeys in medium-long term. New roads are unlikely to encourage walking, cycling and public transport take-up.</p>	<p>improvements to the road network is likely to increase car 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> <p>Provision of a substantial amount of employment land and community facilities may increase self-containment. Also, building at higher densities towards the existing urban area will increase effectiveness of public transport and reduce light pollution towards the rural edge.</p>
7. Climatic factors	Yes	LT	R	B	L	--	<p>Development likely to increase emissions significantly compared to current situation, through construction, energy use in the home/workplace and subsequent travel. There are currently no details of the proposed energy efficiency of dwellings or provision of renewable and/or low carbon forms of energy and heat production. Urban Extensions will include dwellings and community facilities and employment. This could reduce need to travel and therefore travel related emissions.</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.</p> <p>There is potential to provide renewable forms of energy and heat on site, especially in the eastern option, and to link in with adjoining 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 further transport modelling. The location of the sites will allow effects of transport to be minimised.</p>
8. Historic environment	No	LT	R	A	L	0	<p>No records of SAMs at the North Chippenham Site and no conservation areas in proximity. Previous archaeological</p>	<p>The extent of any adverse effects will very much depend on the location of new development and design quality, but mitigation is possible in all areas.</p>

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							assessment indicates that site lays within an area of potential archaeological significance. Some listed buildings may be adversely affected, including at Barrow Farm and Hill Corner Road. Eastern option – few heritage constraints. Some Grade II listed buildings associated with farm buildings. A large proportion of the town centre is covered by a designated conservation area. There are many listed buildings throughout this option – particularly concentrated to the west of the railway station and around the Causeway. Overall this option likely to have less adverse effects than Options 1 and 2.	Careful consideration of design standards and location of development are required to avoid adverse impacts on listed buildings and the Conservation Areas, and their setting. Development should be in keeping with existing urban form and respect the rural character of the area. Archaeological survey work may be required.
9. Rural and urban landscapes	No	LT	I	A	L	-/?	There are no national landscape designations constraining development. Likely effects on rural nature of area to the north and east of the North Chippenham site and effects on Birds Marsh Wood. A number of rights of way cross this site to the north linking Birds Marsh Wood to existing urban area. Eastern option – development on this scale would impact upon the rural nature of the area. Further assessment needed of any	Any development should be sensitive to the rural character of the area. Any development on the North site should be in keeping with the adjacent residential area and rural setting. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Limited information available at present. Mitigation is possible. ROWs should be maintained and incorporated into development. Consideration should also be given to impacts on the Special Landscape Area to the south east.

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							effects on special landscape area to the south-east around Derry Hill and Bowood. A number of ROWs cross north and eastern options.	A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation. Limited information available at present with regards design of development. Mitigation is possible. Good quality design required that reflects local character, ROWs should be maintained and incorporated into development, along with a significant GI network that will provide many biodiversity and recreational benefits
10. Housing	Yes	LT	R	C	L	++	All strategic housing options include proposals for large number of new dwellings. Scope for large number of affordable dwellings. Good access to town centre services/ facilities from North Chippenham site. This site, however, is not large enough to meet anticipated housing demand in Chippenham and would need to be combined with other sites. East Chippenham site allocation is large enough to accommodate up to 1500 dwellings. Numbers of dwellings identified on brownfield sites in the town is not significant, although building homes in the town centre will possibly allow higher densities and in a sustainable location close to services and public transport hubs.	Development should include a wide range of house types and sizes to meet the needs of the community, including appropriate levels of affordable housing. Housing should achieve high levels of sustainability and high design standards that are in keeping with the surrounding area. Housing should also be well related to existing local services and facilities to reduce the need to travel.

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
11. Healthy communities	No	LT	R	A	L	+/?	<p>The location of the urban extensions will allow access to countryside leisure pursuits and existing rights of way, as well as to town centre facilities and services.</p> <p>This level of housing provision can allow contributions to healthcare provision in the town and on-site.</p> <p>These development areas will provide areas of open space for sport, recreation and leisure as well as opportunities to access the town centre by walking and cycling with consequent health benefits.</p>	<p>High quality design can reduce crime and the fear of crime and improve health and well-being.</p> <p>Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity. These can be incorporated into provision of GI that can increase quality of life and provide opportunities for healthy recreation.</p> <p>There should be appropriate contributions towards local healthcare facilities, and/or provision of new facilities on or off site.</p>
12. Poverty and deprivation	No	LT	R	C	L	+	<p>Benefits in relation to this objective through housing and employment provision.</p> <p>Allocation of employment sites will increase employment opportunities and reduce need to travel and out-commuting.</p> <p>The delivery of suitable brownfield sites in the town can provide homes and employment opportunities in the town centre. Regeneration can benefit deprived areas and increase social inclusion and cohesion.</p>	<p>Allow access to rural area which may have quality of life benefits for new residents.</p> <p>Regeneration of Chippenham town should benefit as many people as possible, especially existing residents, with wide ranging employment opportunities that will attract people into Chippenham and help the viability of town centre businesses.</p> <p>Access to employment areas and other important services/facilities should be provided by sustainable means of transport wherever possible to help those without access to a car.</p>
13. Community facilities	No	MT	R	A	L	+/?	<p>Housing provision may help improve viability of some local community facilities through contributions.</p> <p>The scale of the mixed use development</p>	<p>Opportunities exist to provide significant new community facilities and improve/enhance existing services/facilities.</p> <p>Benefits will depend on level of contributions and</p>

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							proposed means that there should be provision of a wide range of community facilities to meet needs, including cultural, religious, leisure, educational, health and retail. Concerns over level of contributions towards community services/facilities after significant funding of road infrastructure.	services/facilities benefitting from any development. If regeneration opportunities are taken to improve community facilities in Chippenham, they should be accompanied by excellent sustainable transport links and accessible to all members of the community.
14. Education and skills	No	LT	R	A	L	+	Development will provide contributions towards primary and secondary education. It is not known what level of provision will be made or how many new schools would be provided. Employment land will help retain skills, allow local businesses to expand and attract inward investment. Eastern site phase 2 has proximity to Abbeyfield school.	Sufficient research should be undertaken to ensure sufficient primary/secondary places are provided for this level of housing. Appropriate contributions should be made to ensure additional education provision in the town and on-site. Provision of additional land for employment could enhance benefits for Chippenham as a whole and increase self-containment, helping to reduce out-commuting.
15. Transport	Yes	LT	R	A	L	-/?	This option will lead to additional traffic. Considered significant because most development would be concentrated to the east of Chippenham. Option would require new eastern and northern distributor roads. Development at Rawlings Green would have better access to A350. The delivery of a sizable development to the east of the river Avon likely to have a significant impact on the operation of the	Proposals need to show that significant modal shift can be achieved to sustainable modes of transport. Riverside path and new road unlikely to achieve this. This option likely to be accompanied by delivery of an eastern distributor road. Major piece of infrastructure. Would connect with the road link over the railway proposed as part of the East Chippenham development and, in conjunction with the northern distributor road delivered by the North East Chippenham site, would lead to the delivery of an

Chippenham strategic housing option – Option 3								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							town centre road network. Modelling work undertaken predicts heightened levels of congestion on approaches to the gyratory in the town centre and in particular on the A420 approach. If unmitigated this would also put additional pressure on the Pewsham Way/Avenue La Fleche route in and out of the town centre, as traffic generated from the development would seek to reach the strategic road network on the other side of town. The A4 Bath Road would also experience impact.	'eastern bypass' to the town between the A350 and the A4 London Road. Likely to mitigate some of the impact of Option 3 on traffic conditions in the town centre, as well as providing an alternative route north to east to traffic currently travelling across the town. However, it is likely that locating development to the east of the town centre would still generate some east to west movements across the town trying to reach routes to the south (A350 south) and west (A4, A420).
16. Economy	Yes	LT	R	C	L	++	Significant benefits for local economy from this scale of housing and employment provision. Proposed new distributor road may ease town centre traffic in the short-term with economic benefits for Chippenham.	Development should contribute to regeneration of Chippenham town centre. Eastern option should have strong and accessible links to Chippenham town centre to help aid regeneration of the town centre. Provision of a large area for new employment use would increase benefits and help reduce the issue of out-commuting.
17. Employment	Yes	LT	R	B	L	++	Eastern option has good access to Langley Park employment area from both proposed Phase 1 and 2. Employment provision on-site would give further benefits.	Employment provision should complement other employment areas and help in town centre regeneration.

Chippenham strategic site Option 4

Chippenham strategic housing option – Option 4								
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	-/?	Majority of new homes will be built on Greenfield sites. Potential for habitat fragmentation and loss/disturbance to species associated with agricultural land. The Bristol Avon CWS and associated habitats are a high priority habitat. No other designations in proximity to south-west area of search. Protected/notable species, including bat, badger, crayfish and kingfisher have been found in the Patterdown/Rowden area. There is no ancient woodland, within or in proximity to the south-west area of search.	Essential that adequate protection is given to the River Avon and flood plain through appropriate use of buffers and management arrangements. Some brownfield sites can be of high ecological value, particularly if they have been derelict for a number of years. Consideration should be given to this when developing any site. Sites are large enough for incorporation of an extensive green infrastructure network and protection of existing natural features. Detailed additional ecological surveys are recommended, including further assessment of the River Avon and its tributaries and further surveys of protected and notable species.
2. Land and soil	Yes	LT	I	A	L	--	Significant loss of Greenfield land. Large area of Grade 1 and 2 agricultural land extending south from urban area. Little land contamination, but particular consideration should be given to the sewage treatment works and to historic landfill sites including the old brickworks at Easton Lane.	Focussing development adjacent to the existing urban area, and maximising densities would give better access to local facilities and public transport links and reduce loss of agricultural land. Avoidance of Grade 1 & 2 agricultural land is highly unlikely due to extent in south-west area of search.
3. Waste management	No	MT	R	A	L	-/?	Short-term impacts from construction waste and medium-term increase in household waste generally.	A Site Waste Management Plan should be completed for development. Development should meet high CSH/BREEAM score for construction and other forms

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							No further details of waste infrastructure for development or mitigation measures for reducing waste are available at this stage.	of waste. 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	Yes	LT	R	C	L	--	Significant increase in water demand from 2250 additional households. The River Avon and tributaries flow through east of south-west area and these should be afforded considerable protection. There is a watercourse to the north of Hunters Moon which should be protected from potential pollution and harm and sewage treatment works north of Lower Lodge Farm.	Any further growth would need to be assessed for impacts on groundwater and sufficient capacity within the sewerage network. All development should incorporate strong measures to increase water efficiency and to reduce water use. 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. 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. A water cycle study is recommended which should cover both water quality and water resources/supply issues.
5. Flood risk	No	LT	R	A	L	-/?	Significant flood risk associated with River	Development should avoid flood zones 2 and 3.

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Avon and tributaries. If locating the majority of new 2250 dwellings in south-west the presence of FZ 2 and 3 restricts developable land available. However, size of south-west area of search can accommodate this level of growth avoiding areas of flood risk.	Appropriate consideration of measures to deal with surface water, including use of SuDS. Opportunities exist to improve and/or set back flood defences, set back redevelopment from riverside/floodplain, improve riverside access and reinstate floodplain through set back and/or “water compatible” use of land in floodplain, e.g. as public open space. The best flood risk option for surface water management should be established as part of an FRA. Surface Water Management Strategies may be required for all potential sites.
6. Air quality and environmental pollution	Yes	MT	R	A	L	--/?	SW Area of Search – significant additional traffic volumes on A4 and A350 adding to existing levels of air pollutants and noise. No indication of proposed mitigation measures at this stage. There is an issue of odour from the Sewage treatment works affecting future development. River/GI Corridor and country park in this area would give an opportunity to ensure a buffer zone is included around the STW.	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. 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	Yes	LT	R	B	L	--	Development likely to increase emissions significantly compared to current situation, through construction, energy use in the home/workplace and subsequent travel. There are currently no details of the proposed energy efficiency of dwellings or	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. There is potential to provide renewable forms of energy and heat on site and to link in with adjoining

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							provision of renewable and/or low carbon forms of energy and heat production. Urban Extensions will include dwellings and community facilities and employment. This could reduce need to travel and therefore travel related emissions.	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 further transport modelling. The location of the sites will allow effects of transport to be minimised.
8. Historic environment	No	LT	R	A	L	-/?	Significant effects not envisaged as mitigation possible. A large proportion of the town centre is covered by a designated conservation area. Rowden Conservation Area extends south from Chippenham town centre, following the course of the Avon and encompassing Rowden Manor. The objectives include preservation of a historic landscape setting. Rowden Farm/Manor is also the site of a scheduled monument. There are a number of listed buildings within the Area of Search including Rowden Manor and Patterdown farmhouse.	The extent of any adverse effects will very much depend on the location of new development and design quality, but mitigation is possible in all areas. Careful consideration of design standards and location of development are required to avoid adverse impacts on listed buildings and the Conservation Areas, and their setting. Development should be in keeping with existing urban form and respect the rural character of the area. Archaeological survey required for all development sites.
9. Rural and urban landscapes	No	LT	I	A	L	-/?	There are no national landscape designations constraining development. Development in the SW Area of Search has the potential to adversely affect Rowden Conservation Area and its setting. The River Avon heavily influences local character and public rights of way.	Any development in SW area of search should be sensitive to the rural character of the area. Specific consideration should be given to impacts on the Special Landscape Area to the south west. A more detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation.

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							There is a designated special landscape area to the west of Hunters Moon within the area of search. Particular consideration should be given to mitigating any impacts on that area.	
10. Housing	Yes	LT	R	C	L	++	All strategic housing options include proposals for a large number of new dwellings. There is scope for large number of affordable dwellings. The SW area of search is large enough to accommodate 1500 dwellings. Numbers of dwellings identified on brownfield sites in the town is not significant, although building homes in the town centre will possibly allow higher densities and in a sustainable location close to services and public transport hubs.	Development should include a wide range of house types and sizes to meet the needs of the community, including appropriate levels of affordable housing. Housing should achieve high levels of sustainability and high design standards that are in keeping with the surrounding area. Housing should also be well related to existing local services and facilities to reduce the need to travel.
11. Healthy communities	No	LT	R	A	L	+/?	Development to the SW will allow access to countryside leisure pursuits and existing rights of way. This development area is large enough to provide areas of open space for sport, recreation and leisure with consequent health benefits. This level of housing provision can allow contributions to healthcare provision in the town and on-site.	High quality design can reduce crime and the fear of crime and improve health and well-being. Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity. These can be incorporated into provision of GI that can increase quality of life and provide opportunities for healthy recreation. There should be appropriate contributions towards local healthcare facilities, and/or provision of new facilities on or off site.
12. Poverty and	No	LT	R	C	L	+/?	Benefits in relation to this objective through	The Hunters Moon site benefits from the relative

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
deprivation							housing and employment provision. Allocation of employment sites will increase employment opportunities and reduce need to travel and out-commuting. Some concerns over poor accessibility from the SW area of search to the town centre and key services and facilities. This area is located the furthest away from the town centre and the railway station.	proximity of employment and retail opportunities but access to employment areas and other important services/facilities is more restricted from other parts of SW area of search. Significant investment in sustainable means of transport will be required.
13. Community facilities	No	MT	R	A	L	+/?	Size of development in SW means a range of new community services and facilities will be provided on site to serve the development but also benefits for existing residents of Chippenham.	Opportunities exist to provide new community facilities and improve/enhance existing services/facilities. Benefits will depend on level of contributions and services/facilities benefitting from any development. If regeneration opportunities are taken to improve community facilities in Chippenham, they should be accompanied by excellent sustainable transport links and accessible to all members of the community.
14. Education and skills	No	LT	R	A	L	+	Benefits are likely for Chippenham if development contributes towards appropriate primary and secondary education as well as provision of employment land that will help retain skills, allow local businesses to expand and attract inward investment. Poor accessibility from SW area of search to existing secondary schools.	Sufficient research should be undertaken to ensure sufficient primary/secondary places are provided for this level of housing. Appropriate contributions should be made to ensure additional education provision in the town and on-site. Sustainable transport services required linking with existing secondary schools.
15. Transport	Yes	LT	R	A	L	--/?	This option will lead to additional traffic. Considered significant because all strategic	Strong promotion of (and investment in) public transport and walking/cycling routes linking to the town

Chippenham strategic housing option – Option 4								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							development would be concentrated to the south of Chippenham. Likely to place significant additional pressure on A350 with potential need for dualling and/or other significant improvements. However, no need for northern or eastern distributor road through this option. The key issue associated with Option 4 relates to the impact of the development on the A350. With the A350 corridor being constrained, placing significant additional demand on it leads to more reassignment of traffic and additional delays on the local road network.	centre will be required. Significant investment in sustainable forms of transport is necessary at any future location for housing. Mitigation measures for Option 4 would most likely focus on improving the operation of the A350 corridor to reduce traffic pressure and address the impact that reassigned traffic would have on local roads. It is likely that conditions on the A350 corridor could be improved by focusing on the operation of the many roundabouts along the section of the route around the town. A potential alternative, although more onerous, would be a dualling of the A350, a scheme which has been 'future-proofed' with appropriate land already available and key bridges and infrastructure designed to accommodate it.
16. Economy	Yes	LT	R	C	L	++	New housing will provide modern accommodation for the local workforce. Employment land is proposed which will allow local businesses to expand and may attract inward investment. Significant benefit in delivering Showell Farm early in the plan period to ensure that employment land is delivered at Chippenham.	SW area of search should have strong and accessible links to Chippenham town centre to help aid regeneration of the town centre. Issues of congestion on A350 and town centre must be resolved early in plan period otherwise further congestion could have consequences for economic growth.
17. Employment	Yes	LT	R	B	L	++	Significant amount of employment land proposed. The SW area of search is in close proximity to existing employment at Methuen Park and has good access to strategic road network. Benefits for Chippenham in terms of	Employment provision should complement other employment areas and help in town centre regeneration. A mix of employment will provide opportunities for people with a greater range of skills and help reduce out-commuting.

Chippenham strategic housing option – Option 4								
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 and housing for local workforce.	

Appendix I - Warminster (refer to Warminster community area section of main report)

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
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	-	Adverse effects include habitat fragmentation and potential impacts on Coldharbour meadows CWS and Norridge Wood CWS. Potential loss/disturbance to protected species including water vole, badger and pipistrelle bat. Watercourse located north of Bugley and phosphate issues in River Avon catchment.	Appropriate ecological surveys should be undertaken to determine impacts on existing biodiversity assets, including protected species and Coldharbour meadows CWS. Watercourse north of Bugley should be protected, possibly providing a buffer zone. The site east of the Dene appears less constrained. River Avon phosphate issues being dealt with through HRA. Proposed development area appears large enough to incorporate significant mitigation measures in the form of GI and enhancement.
2. Land and soil	Yes	LT		A	L	--	All of the option is situated on greenfield land, the majority of which is Grade 1 agricultural land. Majority of option does not give good access to local services and facilities.	Location of development adjacent to the existing urban area would give better access to local facilities and public transport links. Housing development should be built at maximum viable densities to minimise greenfield loss.
3. Waste management	No	MT	R	A	L	-/?	Short-term impacts from construction	A Site Waste Management Plan should be completed for

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							waste and medium-term increase in household waste generally. No further details of waste infrastructure for the development or mitigation measures for reducing waste are available at this stage.	development. Development should meet high CSH score for construction and other forms of waste. 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	Yes	LT	R	B	L	--	Development is likely to increase demand for water overall. No details available at this stage as to level of sustainability within development. Potential impacts on watercourse in western site. Significant issue with phosphate levels in R. Avon SAC leading to loss of site integrity. Resolution needs to be found.	Development should incorporate measures to reduce water demand, reaching a high CSH score for water usage. Location of development to avoid possible pollution to watercourses and ensure appropriate infrastructure in place to deal with foul and surface water. Resolution to phosphate issues is required through HRA, and consultation with EA and NE, before development can take place. 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/?	Small area of flood zone 2 and 3 in western part of option. Option large enough to avoid development in this area.	Locate development 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 future impacts of climate change.
6. Air quality and environmental pollution	No	MT	R	A	L	-/?	It is likely that car use will increase with new development, increasing traffic within the town.	Development proposals should carefully consider schemes to significantly reduce private car use, with improved public transport services, walking and cycling

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							A split site development with some housing located east of the Dene may reduce some through town journeys, especially those associated with Kingdown school. This site is also potentially more accessible by public transport along Boreham Rd.	routes linking with the town centre. Development should consider reducing amenity issues for existing residents in terms of noise associated with car use and street lighting.
7. Climatic factors	Yes	LT	R	B	L	--	Development likely to significantly increase emissions compared to current situation, through construction, energy use in the home and subsequent travel by residents. There are currently no details of the proposed energy efficiency of dwellings or provision of renewable and/or low carbon forms of energy and heat production.	There is strong 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. There is potential to provide renewable forms of energy and heat on site, and to link in with adjoining residential areas.
8. Historic environment	No	LT	I	A	L	-/?	The eastern part of this option (land east of the Dene) adjoins the Bishopstrow Conservation Area to the east, which includes King Barrow Long Barrow. Potential adverse effects on the conservation area and its setting. More details required to assess impacts.	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. Archaeological survey work may be required.
9. Rural and urban landscapes	No	LT	I	A	L	-/?	Western part of option may affect setting of the AONB and eastern part of option may affect setting of the SLA.	Careful consideration of design to mitigate against any effects on AONB and SLA. Detailed landscape assessment required to fully assess

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Effects dependant on location of development and design quality. The eastern site is on the edge of Warminster in an area rural in character.	impacts.
10. Housing	Yes	LT	R	A	L	++	The two sites combined are large enough to provide for the identified housing needs of the town, including mixed-use development and an appropriate level of affordable housing.	Housing development should provide a wide range of house types and sizes to meet the needs of all sectors of the community, including appropriate levels of affordable housing. Housing should achieve high levels of sustainability and high design standards that are in keeping with the surrounding area.
11. Healthy communities	No	MT	R	A	L	+/?	The location and size of this option will allow good access to countryside leisure pursuits and local rights of way. GI can be provided in the form of walking and cycling routes into the town and countryside. Both sites are a fair distance from the town centre and there is concern as to how accessible they are to existing essential services and facilities, especially for more vulnerable people.	High quality design can reduce crime and the fear of crime. Provision of high quality, accessible and safe walking/cycling routes can increase participation in healthy activity. These can be incorporated into significant provision of GI on these two sites that can increase quality of life and provide opportunities for healthy recreation. There should be consideration of contributions towards local healthcare facilities, or provision of new facilities.
12. Poverty and deprivation	No	LT	R	A	L	+	The size of the option can accommodate housing and employment provision, increasing opportunities and reducing the need to travel. Public transport accessibility is similar to the preferred option.	Promotion of a more inclusive, self-contained community can increase social inclusion and quality of life opportunities. There should be provision of a range of housing and employment options to meet differing needs, with improved access to essential services/facilities by public transport and other transport modes.

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							Some concerns over impact of development on local residents on western edge.	
13. Community facilities	No	LT	R	A	L	+/?	This level of housing is likely to benefit facilities in the town if appropriate contributions are made to provide for increased demand. If not, it may place a strain on existing services and facilities within the town. There is also concern that these two sites are not near to the town centre where many services and facilities are located.	Appropriate contributions should be made to enhance, or provide new, services and facilities to meet increased demand. Adequate sustainable transport links should be provided to existing facilities, and the town centre.
14. Education and skills	No	MT	R	A	L	+/?	Benefits are likely for Warminster if a mixed-use development provides good employment opportunities for the town that will help retain skills, allow local businesses to expand and attract inward investment.	Appropriate contributions should be made to ensure additional education provision in the town. Level of any benefits will depend on amount of contributions to meet additional demand and extent of employment provision as part of mixed-use development.
15. Transport	No	LT	R	A	L	-/?	Significant new housing will increase traffic through the town, particularly by private car, despite investment in sustainable transport links. Development on two sites to the east and west of the town may be beneficial as the site east of the Dene is within walking distance of Kingdown school and Woodcock industrial park. However, travel from this site to the north, west and south of Warminster is likely to	Significant investment will be required to prevent additional traffic through the town that is likely due to additional housing. Safe and accessible walking and cycling routes from both locations should be provided to the town centre, and to other key services. Additional car use can be effectively reduced only if effective measures are put in place. These two sites are not near the town centre and those with cars will be tempted to use them.

Appendix I. Additional strategic housing option: Warminster - Land east of the Dene								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							increase through town traffic and there would be a likely increase in traffic overall through the town.	
16. Economy	Yes	LT	R	C	L	++/?	New housing will provide modern accommodation for the local workforce. Mixed-use development at these two sites can provide significant additional employment land, allowing local businesses to expand and attracting inward investment.	This option should not be developed solely for housing but provide a range of employment land to meet needs of local businesses. This development should also help regeneration of Warminster town centre, increasing the viability and vibrancy of the town centre and existing employment areas.
17. Employment	Yes	LT	R	C	L	++	Mixed-use development at these two sites can provide significant additional employment land, allowing local businesses to expand and attracting inward investment.	Development should provide appropriate employment land to meet the needs of local businesses and potential new businesses. It should be accessible by excellent sustainable transport links, especially to the town centre, and help increase the viability of existing employment areas.

Potential Core Strategy strategic housing allocations – February 2012

In the Core Strategy Submission document published in February 2012, two additional potential strategic housing allocations have been included which were not contained in the previous iteration of the Core Strategy published in June 2011. These are listed below:

Settlement	Description of site
Marlborough	Land west of Salisbury Rd
Westbury	Land at Station Road

In the case of 'land west of Salisbury Rd', Marlborough this site was included previously in the *Wiltshire 2026* document (2009). However, in that document the allocation was known as 'Land west and east of Salisbury Rd' because it included a site east of Salisbury Rd. That allocation was carried forward as the preferred option having been subject to sustainability appraisal. The alternative option considered at that time was 'land adjacent to Chopping Knife Lane' but this was not considered to be as favourable in sustainability terms as Salisbury Rd when considered against all sustainability objectives. 'Land west and east of Salisbury Rd' was excluded from the June 2011 Core Strategy consultation document because it was no longer considered to be a strategic site. However that decision has since been reviewed by the spatial planning team and a decision made to include it once more.

The allocation boundary has now changed for 'land west of Salisbury Rd' with the site to the east now excluded. A review of the original sustainability appraisal of both sites has been carried out. This review is presented below:

Appendix I - Marlborough (refer to Marlborough community area section of main report)

Appendix I. Strategic housing option: Marlborough – land adjacent to Chopping Knife Lane								
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	MT	R	A	L	--	Significant direct biodiversity loss unlikely but site adjacent to SSSI, SNA and CWS Surveys are required to assess impacts. The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed.	A survey is required to investigate the nature of impacts on the nearby SSSIs, CWSs and SNA and to recommend suitable mitigation. GI and habitats creation may be required also to reduce recreational pressure. Any proposals for development should ensure no overall impacts on biodiversity. A river corridor may be required.
2. Land and soil	No	LT	I	A	L	-	Development would occur on Greenfield land and much of the site is G1 agricultural land. The site is also located within a Minerals Resource Area and further work is required to assess if development would be acceptable. Not considered significant due to relatively small scale development proposed.	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. High standards of contaminated land mitigation would be required. Further investigation regarding impacts associated with the Minerals Resource Area.
3. Waste management	No	ST	R	A	L	-	Increased development will increase waste. No details of possible future developments are available.	A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards.
4. Water resources	No	LT	R	A	L	-	No specific issues known. Water demand will increase overall as a result of development.	The CSH score for the development should include at least Code 3 for water resources and water consumption should be a maximum of 130 litres per person per day.
5. Flood risk	No	MT	R	A	L	0/?	Site located in FZ1 and should be large enough to accommodate suitable surface water management. However, site is in proximity to FZs 2 and 3 and any potential increase in flood risk should be investigated.	A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development.
6. Air quality and environmental pollution	No	MT	R	A	L	-	Some increase in car use would be likely from development as the site is more remote from the town centre and has limited access for road vehicles. The site is close to existing employment.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Safe pedestrian and

Appendix I. Strategic housing option: Marlborough – land adjacent to Chopping Knife Lane								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								cycling routes should be provided to the town centre.
7. Climatic factors	No	LT	R	B	L	-	Level of development will lead to increase in GHG emissions from energy use in the home and travel. However not considered significant due to relatively small-scale development in context of global climate change.	A Sustainable Energy Strategy will be required for the site in accordance with proposed Core Strategy Policy. The Strategy should clearly outline the low-carbon strategy for the proposal and in particular demonstrate how zero carbon standards (as defined by CLG) can be achieved. This should include the information as specified in the above policy.
8. Historic environment	No	MT	R	A	L	-	No specific issues known with this site. No specific designations on site but proximity to a SAM.	Further archaeological assessment required as Greenfield site and regarding proximity to SAM.
9. Rural and urban landscapes	Yes	LT	R	A	L	--	The whole site is set within the North Wessex Downs AONB. Because of that there is potential for significant landscape effects.	Further detailed landscape assessment would be required to establish effects and how these will be mitigated. Sensitive design required that respects AONB setting, appropriate landscaping and location of new homes to reduce impacts within the site.
10. Housing	Yes	LT	R	A	L	++	Strongly supports housing provision. Development on this site is capable of meeting the identified need for the town. No details are available about the likely type of provision.	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met. An appropriate component of affordable housing should be provided.
11. Healthy communities	No	MT	R	A	L	+/?	Health benefits from new homes provision. Good access to countryside and Savernake Forest. Concerns over GP surgeries in town at capacity.	Equivalent to 1 GP and 0.5 dentist required to cope with additional demand for Primary Care doctor and dentist provision. Appropriate contributions required.
12. Poverty and deprivation	No	MT	R	A	L	+	A range of sizes, tenures and types of housing would provide opportunity to promote social	A range of sizes, tenures and types of housing along with excellent sustainable transport links

Appendix I. Strategic housing option: Marlborough – land adjacent to Chopping Knife Lane								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							inclusion. Economic benefits from new homes provision.	with the town centre.
13. Community facilities	No	MT	R	A	L	-/?	The site is less accessible to town centre services/facilities than Salisbury Rd due to greater walking distance. Development will put pressure on local services. It is unclear if the site would be able to accommodate additional community facilities. Existing GP surgery is at capacity and a new primary school would be required.	Further details required on how this site can contribute to essential community services and facilities. Some services such as GP and schools will need additional capacity.
14. Education and skills	No	MT	R	A	L	-/?	Development will put pressure on existing primary and secondary schools. There are currently some surplus places in existing schools but these are likely to be filled with pupils arising from current housing developments. It is not known if any employment proposed on site – this would help retain and attract skills in the area.	Appropriate contributions will be required. Mixed-use development will provide some jobs in the town. Schools - Possible options: Re-build St Mary's Infants and St Peter's Juniors (to accommodate 420 pupils) or relocate Preshute Primary because extension of the school site is not possible in its current location. The secondary school is already full. An expansion of the school may be required.
15. Transport	Yes	LT	R	A	L	-/?	Site is more remote from the town centre and has limited access for road vehicles. The site has very poor access along a single carriageway with little opportunity for mitigation. However, the site is located in proximity to existing employment. Increases in private transport would be likely.	A variety of schemes should be pursued to encourage public transport use and maximise sustainable transport options.
16. Economy	No	MT	R	A	L	+/?	Benefits to local economy from housing provision and supply of labour. Uncertainties over pressure placed on existing services, facilities and infrastructure as well as traffic increases and impacts on AQMA.	Greater benefits from mixed-use development that increases job opportunities. Development should be linked with effective sustainable transport solutions that help reduce likely impacts on roads through town.
17.	No	MT	R	A	L	0/+	No proposals for employment are known on this	Greater benefits from mixed-use development that

Appendix I. Strategic housing option: Marlborough – land adjacent to Chopping Knife Lane								
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. However, good accessibility to nearby employment.	increases job opportunities.

Appendix I. Strategic housing option: Marlborough – land west of Salisbury 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	Yes	MT	R	A	L	--	Greenfield arable site. Significant direct biodiversity loss unlikely but site adjacent to Savernake Forest SSSI, a Strategic Nature Area and Marlborough Railway Tunnel CWS. Potential for significant adverse effects on bat species. A particular concern within the site and along its boundaries is commuting corridors used by bats to access summer / winter roosts.	Specific mitigation needed to avoid effects on bat roosts and foraging habitat. This may include buffering of commuting corridors with suitable landscaping, open space, GI...Loss or damage to hedgerows should also be avoided – this may reduce developable area.
2. Land and soil	No	LT	I	A	L	-	Loss of Greenfield land. Some potential issues with possible land contamination associated with nearby landfill site.	Location of development adjacent to the existing urban area would give better access to local facilities and public transport links. Housing development should be built at maximum viable densities to minimise greenfield loss.
3. Waste management	No	MT	R	A	L	-/?	Short-term impacts from construction waste and medium-term increase in household waste likely. Very good accessibility to HRC at business park adjacent.	A Site Waste Management Plan should be completed for development. Development should meet high CSH score for construction and other forms of waste.
4. Water resources	No	LT	R	A	L	-/?	Part of site within Groundwater Source Protection Zone 3. No other specific issues known.	The EA Groundwater Protection Policy (GP3) should be referred to, to ensure appropriate type of development is considered, in order to protect groundwater.

Appendix I. Strategic housing option: Marlborough – land west of Salisbury Road								
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	MT	R	A	L	0	Site within FZ1. No specific issues. No known watercourses in vicinity. Development will increase surface water runoff compared to current situation.	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 future impacts of climate change.
6. Air quality and environmental pollution	No	MT	R	A	L	-	Development will increase levels of traffic and other issues such as noise and light pollution. Some increase in through town traffic likely on A346 that could exacerbate Herd Street AQMA issues.	Provision of excellent sustainable transport links with town centre, St John's school and Business Park can reduce overall increase in car journeys. Require excellent public transport accessibility to/from development.
7. Climatic factors	No	LT	R	B	L	-	Level of development will lead to increase in GHG emissions from energy use in the home and travel. However not considered significant due to relatively small-scale development in context of global climate change.	A Sustainable Energy Strategy will be required for the site in accordance with proposed Core Strategy Policy. The Strategy should clearly outline the low-carbon strategy for the proposal and in particular demonstrate how zero carbon standards (as defined by CLG) can be achieved. This should include the information as specified in the above policy.
8. Historic environment	No	MT	R	A	L	-	Site is not within or adjacent to Conservation Area. Potential effects on adjacent historic park & garden. Specific mitigation will be required to avoid affecting that asset or its setting.	High design standards can reduce impacts as can landscaping. Development should be located to avoid impacts on adjacent park & garden and its setting.
9. Rural and urban landscapes	Potential for significant effect. Uncertain at this stage.	LT	R	A	L	-/--	The site is set within the North Wessex Downs AONB. Because of that there is potential for significant landscape effects. However, promoter of site has undertaken a landscape and visual assessment of the site which demonstrates that it is possible to bring forward a high quality	Further detailed landscape assessment will be required to establish effects and how these will be mitigated. Sensitive design required that respects AONB setting, appropriate landscaping and location of new homes to reduce impacts within the site.

Appendix I. Strategic housing option: Marlborough – land west of Salisbury Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							sustainable development in a way which is sensitive to Marlborough's setting within the AONB through strong landscaping on the edge of the development and within it. The Crown Estates wider landholding also offers the potential for further landscaping and visual enhancement of the AONB.	
10. Housing	Yes	LT	R	A	L	++	200-230 houses proposed. Strongly supports housing provision. Development on this site is capable of meeting the identified need for the town. No details are available about the likely type of provision.	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met. An appropriate component of affordable housing should be provided.
11. Healthy communities	No	MT	R	A	L	+/?	Health benefits from new homes provision. Good access to countryside and Savernake Forest. Concerns over GP surgeries in town at capacity.	Equivalent to 1 GP and 0.5 dentist required to cope with additional demand for Primary Care doctor and dentist provision. Appropriate contributions required.
12. Poverty and deprivation	No	MT	R	A	L	+	A range of sizes, tenures and types of housing would provide opportunity to promote social inclusion. Economic benefits from new homes provision.	A range of sizes, tenures and types of housing along with excellent sustainable transport links with the town centre.
13. Community facilities	Uncertain	MT	R	A	L	?	The site is fairly accessible to town centre services/facilities. Development will put pressure on local services. It is unclear if the site would be able to accommodate additional community facilities. Existing GP surgery is at capacity and a new primary school would be required.	Further details required on how this site can contribute to essential community services and facilities. Some services such as GP and schools will need additional capacity.
14. Education and skills	No	MT	R	A	L	-/?	Development will put pressure on existing primary and secondary schools. There are currently some surplus places in existing schools but these are likely to be filled with pupils arising from current	Appropriate contributions will be required. Mixed-use development will provide some jobs in the town. Schools - Possible options: Re-build St Mary's Infants and St Peter's Juniors (to

Appendix I. Strategic housing option: Marlborough – land west of Salisbury Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							housing developments. It is not known if any employment proposed on site – this would help retain and attract skills in the area.	accommodate 420 pupils) or relocate Preshute Primary because extension of the school site is not possible in its current location. The secondary school is already full. An expansion of the school may be required.
15. Transport	No	LT	R	A	L	-	This level of development will increase traffic volumes on local roads despite proposed provision of sustainable transport links. However, site has good access to business park, community college and there is reasonably good public transport connectivity.	A variety of schemes should be pursued to encourage public transport use and maximise sustainable transport options.
16. Economy	No	MT	R	A	L	+/?	Benefits to local economy from housing provision and supply of labour. Uncertainties over pressure placed on existing services, facilities and infrastructure as well as traffic increases and impacts on AQMA.	Greater benefits from mixed-use development that increases job opportunities. Development should be linked with effective sustainable transport solutions that help reduce likely impacts on roads through town.
17. Employment	No	MT	R	A	L	0/+	No proposals for employment are known on this site. However, good accessibility to nearby employment.	Greater benefits from mixed-use development that increases job opportunities.

Appendix I - Westbury (refer to Westbury community area section of main report)

Appendix I. Strategic housing option: Westbury – Station 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	Yes	MT	I	A	L	--	Proposed development will result in direct loss of a part of the Westbury Lakes CWS and other indirect effects such as noise, light and increased recreational pressure on sensitive habitats.	Direct loss described as inevitable due to highway improvements. Offsite compensation may be required for unavoidable impacts - a suitable offsite location for wetland creation / enhancement must be identified and necessary long-term management secured through a planning obligation. Detailed surveys of Westbury Lakes CWS will be required to inform any design proposals; this will include NVC vegetation, protected species and hydrological surveys. Development must buffer the CWS as far as possible and avoid fragmentation of the lake and losses of sensitive habitats including wet woodland and swamp / fen communities. Consideration of long-term management of the Westbury Lakes CWS to be secured under an Ecological Management Plan.
2. Land and soil	No	LT	I	A	L	-	Development will lead to loss of Greenfield land. Not considered significant due to relatively small scale development.	Higher housing densities can reduce Greenfield land take.
3. Waste management	No	LT	R	A	L	-	Short-term impacts from construction waste and medium-term increase in household waste likely.	A Site Waste Management Plan may need to be completed prior to development. Development should meet high CSH score for construction and other forms of waste.
4. Water	Yes	LT	R	A	L	--	Development will lead to direct loss of part	See (1) above. Compensation may be required in the

Appendix I. Strategic housing option: Westbury – Station Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
resources							of the Westbury Lakes CWS, including loss of part of the lake itself and associated loss of amenity.	form of additional facilities for amenity activities lost (sailing/fishing?).
5. Flood risk	No	LT	R	A	L	-/?	No part of proposed development is within FZ 2/3. Small area FZ 2/3 in south-west corner of site. Potential issues relating to lakes.	Proposals will need to ensure that the development does not encroach on flood risk areas. Surface water flows should be attenuated down to greenfield run off rates incorporating techniques such as SuDS. Flood mitigation must be provided including an appropriate sustainable drainage scheme that improves existing capacity.
6. Air quality and environmental pollution	No	MT	R	A	L	-	Some adverse impacts associated with increase in traffic likely as a result of new development. This may adversely affect AQMA in town centre. Relatively small scale development. Proposed highway improvements/railway crossing and improved access to railway station acknowledged. Concerns re proximity to CWS and potential noise/light pollution on sensitive habitats.	Further ecological assessment as described in (1) must detail potential effects of noise/light/recreational disturbance to habitats and species. Mitigation measures will include the proposed railway crossing and highway improvements. Other potential improvements include improved access to Westbury Railway Station, access for buses through the development from the railway station access road and from either Oldfield Road (across the railway line) or Station Road, extension of existing town bus service through the development and improvements to public transport connectivity and pedestrian and cycling linkages to the station and town centre.
7. Climatic factors	No	LT	R	B	L	-	Level of development will lead to increase in GHG emissions from energy use in the home and travel. However not considered significant due to relatively small-scale development in context of global climate change.	A Sustainable Energy Strategy will be required for the site in accordance with proposed Core Strategy Policy. The Strategy should clearly outline the low-carbon strategy for the proposal and in particular demonstrate how zero carbon standards (as defined by CLG) can be achieved. This should include the information as

Appendix I. Strategic housing option: Westbury – Station Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
								specified in the Core Strategy policy.
8. Historic environment	Uncertain	?	?	?	?	?	No specific issues known. No specific designations on site or in vicinity.	Subject to pre-application archaeological evaluation.
9. Rural and urban landscapes	No	MT	R	A	L	-/?	No specific landscape concerns. No designations in this area. Potential for adverse effects on Westbury Lakes CWS and area surrounding. A public ROW crosses the site – this should be protected or measures taken to relocate if appropriate.	Existing woodland should be conserved and managed to maximise ecological and amenity value and other further more detailed landscape assessment may need to be undertaken to understand impacts.
10. Housing	Yes	MT	R	A	L	++	Proposals directly address this objective – they will provide new homes and a proportion of affordable housing (40%) to meet local needs. Proposals will provide infrastructure improvements and a new railway crossing.	A suitable mix of housing should be provided in line with Core Strategy policies.
11. Healthy communities	Uncertain	?	?	?	?	?	Proposals will contribute to healthy communities through provision of modern housing and improvements to the local highway network. Concerns over direct loss of part of the CWS, effects on biodiversity and loss of recreational facilities.	Development should improve access to the town centre by sustainable transport means and integrate fully with existing town and urban area. Other alternatives that avoid direct loss of CWS and associated amenity should be explored.
12. Poverty and deprivation	No	MT	R	A	L	+	Benefits through provision of new housing. Proposals do not include employment.	None.
13. Community facilities	Uncertain	?	?	?	?	?	It is not known what level of contribution this site can make towards local community facilities and other	Further details required on how this site can contribute to essential community services and facilities in the local area. Development should make any appropriate

Appendix I. Strategic housing option: Westbury – Station Road								
Sustainability appraisal objective	Are significant effects likely?	Assessment of effects				Sig.	Justification and evidence	Suggested mitigation and enhancement measures
		T	R	S	L			
							services/facilities. It is a relatively small development and the new railway crossing is likely to take up much available funding.	contributions for a development of this size.
14. Education and skills	Uncertain	?	?	?	?	?	It is not known what level of contribution this site can make towards education. No employment proposed.	Further details required on how this site can contribute to education. Development should make any appropriate contributions for a development of this size to childcare, primary and secondary facilities.
15. Transport	No	MT	R	A	L	+/-	Benefits from proposed railway crossing and other highway improvements. However, development likely to increase levels of traffic generally in local area with potential impacts on A350 and AQMA.	Mitigation measures will include the proposed railway crossing and highway improvements. Other potential improvements include improved access to Westbury Railway Station, access for buses through the development from the railway station access road and from either Oldfield Road (across the railway line) or Station Road, extension of existing town bus service through the development and improvements to public transport connectivity and pedestrian and cycling linkages to the station and town centre.
16. Economy	No	MT	R	A	L	+	Benefits through housing provision and infrastructure/highway improvements. Proposals do not include employment provision which would give greater benefits.	Greater benefits from mixed-use development that increases job opportunities. Development should incorporate effective sustainable transport solutions linking with the town centre and railway station to reduce traffic impacts in Westbury.
17. Employment	No	MT	R	A	L	+	Benefits through housing provision which will provide housing for local workforce. Proposals do not include employment provision which would give greater benefits.	Greater benefits from mixed-use development that increases job opportunities.

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

For further information please visit the following website:

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