



Wiltshire sustainability appraisal report

Appendices

October 2009

This document was published September 2009 by the Spatial Planning Team of Wiltshire Council. For additional copies please call 01225 718456 or email spatialplanningpolicy@wiltshire.gov.uk.

Spatial Planning Team, Wiltshire Council, County Hall, Trowbridge, Wiltshire, BA14 8JD

Information in this publication can be made available in other formats and languages on request. Please contact Wiltshire Council on 0300 4560100 or by email on customercare@wiltshire.gov.uk

Contents

Appendix 1:	Updated key environment and sustainability issues for Wiltshire	1
Appendix 2:	Updated SA Framework	7
Appendix 3:	Assessment tables for testing the Vision and Core strategy objectives	17
Appendix 4:	Assessment tables for testing the Spatial Strategy Options	20
	East Wiltshire	?
	North Wiltshire	30
	West Wiltshire	?
Appendix 5:	Assessment tables for testing the Core Strategy Strategic Site Options.....	43
	Chippenham.....	44
	Trowbridge.....	50
	Bradford on Avon.....	56
	Calne	60
	Corsham	70
	Devizes	78
	Malmesbury.....	86
	Marlborough	94
	Melksham	98
	Tidworth and Ludgershall	105
	Warminster	113
	Westbury	117
	Wootton Bassett.....	122
	West of Swindon.....	134
Appendix 6:	Quality Assurance checklist and Compliance with SEA Directive.....	141

Appendix 1: Updated key environmental and sustainability issues identified for Wiltshire.

1. Biodiversity	
1	Biodiversity in Wiltshire is in an extremely degraded condition compared to any other point in time.
2	Wiltshire is an important area for biodiversity which is under threat from intensive farming methods, climate change and urban expansion. The ongoing break up of wildlife habitats into smaller, isolated areas seriously reduces the scope for wildlife to move and adapt to new conditions and habitat fragmentation.
3	It is a priority to develop large areas managed for the benefit of wildlife and linked by wildlife corridors to help protect the resilience of biodiversity in Wiltshire.
4	There is a lack of current information available on the condition of some habitats and species within Wiltshire. In particular there is a lack of information on the condition of County Wildlife Sites, and on the impact of planning decisions on biodiversity.
5	There is potential for water scarcity issues, resulting from climate change and population growth, to impact on river quality and wetland habitats that are important for birds and other species.
6	Deterioration of water quality and reductions in water quantity can have serious implications for wetland habitats. Depleted aquifers can impact on wetland sites, as can any development that redirects surface or ground water away from such sites.
7	Approximately 10 % of SSSIs in the authority area are not in favourable condition and need improving.
8	There are potentially adverse environmental effects in Wiltshire (and Swindon) of extracting 1.85 million tonnes of sand and gravel per year to 2016.
2. Land And Soil Resources	
1	Urban expansion has led to some negative impacts on the rural/ urban fringe around some larger settlements with the loss of productive agricultural land and land degradation and this trend should be minimised.
2	There is a limited supply of previously developed land in Wiltshire due to its largely rural nature. The Wiltshire LDF can ensure a clear emphasis on recycling and reusing previously developed land where appropriate and the restoration of buildings before demolition and rebuild is considered. It is however recognised that Greenfield land forms a separate and complementary supply of land which may be needed for future development in accordance with the RSS.
3	In order to maximise the use of PDL, new housing should be completed at suitable minimum densities. Densities above 50 dwellings per hectare should be sought in sustainable locations. Only 17 % of completed dwellings in Salisbury were above a density of 50 dwellings per hectare. This figure is mirrored across other parts of Wiltshire. Appropriate development densities should be followed in the future.
4	The number of dwellings completed on previously developed land achieved the UK Government target of 60 % in 2007/08 but the nature of outstanding permissions suggests this standard will be difficult to maintain.
5	There is a shortfall for landfill capacity in Wiltshire for all waste types.
6	Improvements in both total waste production and recycling rates should help to alleviate pressures on landfill development.
7	There is a need to promote local food production and community farming in an effort to reduce the ecological footprint. This will require suitable land in proximity to communities.
8	New development presents an opportunity to reduce the impact of urban fringe issues through good design.
3. Water Resources and Flood Risk	
1	Increasing population growth, climate change and current lifestyle trends will place further pressures on the availability of potable water. Policies need to ensure that a wide range of water efficiency measures are promoted in all new and existing development.
2	Low river water levels, especially in the summer months, are a likely consequence of climate change. Coupled with potential changes in water abstraction requirements as the population increases, this may impact upon wetland habitats and species.

3	There is a significant risk of increased flooding in certain locations across the authority due to climate change and increased frequency of higher intensity rainfall events.
4	The substantial increase in population growth and housing in the County is likely to lead to an increased demand for waste-water treatment. However, at this stage there is limited data available for forecasting where and what facilities will be required.
5	Large Improvements have been made in terms of chemical river quality between 1995 and 2005 in Wiltshire, however the overall % of rivers in Wiltshire that attained good chemical quality is still some way short of the average for the South West and nationally. Values have actually regressed since the year 2000.
6	There has also been a regression in the length of rivers in Wiltshire that are in the top overall national percentage in terms of phosphate levels.
7	There is a need to ensure there is no deterioration of water groundwater quality in source protection zones.
4. Air Quality and Environmental Pollution	
1	Air quality in Wiltshire is likely to be adversely impacted in the future by increasing levels of road traffic, related to wider car ownership, increasing road freight movement and population increase.
2	There are a total of 5 AQMAs in Wiltshire – primarily in town centre locations - identified as not meeting air quality targets due to the effects of traffic. LDF policies should ensure that these problems are addressed.
3	There will continue to be noise impacts from an expanding road network and from MoD activities in and around Salisbury Plain.
4	Expanding freight movements of minerals and waste will increase noise and air pollution.
5. Climatic Factors	
1	As a result of climate change, we are already starting to see changing weather patterns. The effects of climate change in Wiltshire are likely to impact on water supply, flood risk, food production, energy use, transportation and a number of other areas.
2	There is now growing concern and action at international and national levels, as well as in all sectors: public, private and voluntary. While the need to keep global temperature rise to a minimum is likely to mean major changes in the way we live, there may also be new opportunities (e.g. in farming and tourism) and perhaps a move to a new “localism”.
3	Planning policies will need to focus on mitigation and adaptation; ensuring that we reduce our greenhouse gas emissions as much as possible, whilst ensuring that we can adapt to the likely predicted consequences of climate change. An opportunity exists for planning to promote and help deliver community renewable energy.
4	In 2005, Kennet District had the highest average annual domestic consumption of electricity and gas, compared with the other 3 districts. West Wiltshire has the highest greenhouse gas emissions overall per capita. The energy efficiency of most homes, even new ones, is far below required standards.
5	Reaching proposed government targets of cuts in carbon emissions by 2050 will be a major challenge, requiring both greatly increased energy efficiency as well as the development of new renewable energy capacity.
6	Increases in renewable energy capacity in Wiltshire have been slow and are below regional targets.
7	The Wiltshire ecological footprint, a measurement technique for calculating global sustainability, is 5.25 global hectares per person. This is 2.7 times greater than a ‘sustainability’ footprint of 1.9.
8	New economic opportunities may exist, for example associated with energy saving or renewable energy technologies.
9	New residential, economic and mixed use development and re-development opportunities may exist to create energy saving or renewable energy technologies.
10	A shortfall in landfill capacity may increase transportation of waste and increase emissions. An opportunity exists to increase waste reduction and recycling.

6. Historic Environment	
1	There are a significant number of features in the local authority area that are protected for their heritage value and need to be preserved.
2	Some heritage assets within Wiltshire are under threat, including some listed within the Heritage at Risk Register.
3	Wiltshire's heritage assets, including the historic urban and rural landscape, are important to the County's environmental, social and economic well being and need to be preserved and enhanced as a consequence.
4	An opportunity exists to promote the wider contribution of the historic environment to sustainable development. Examples might include: opportunities for heritage led regeneration; heritage based sustainable tourism; and designating new development to fit in with the existing.
5	The effects of climate change are likely to present some particular threats to the historic environment of Wiltshire. Further research may be required into the scale of the problem and suitable adaptation techniques.
6	The Stonehenge and Avebury World Heritage Sites are internationally significant and as a consequence present unique management challenges to ensure their Universal Values are maintained.
7	The Stonehenge and Avebury World Heritage Site represents an opportunity for the County. It also involves an international obligation to protect, manage and present the site for the present and future generations.
8	Much of the historic environment, including significant urban and rural landscapes and many individual historic features are not normally designated but nevertheless make a positive contribution to Wiltshire's character and identity. Due to this lack of explicit protection this resource may be lost or adversely affected by inappropriate development or poor management.
9	An opportunity exists to promote the historic environment's wider contribution to sustainable development. Examples might include: opportunities for heritage led regeneration; the innovative reuse of the existing building stock; heritage based sustainable tourism; public realm/ streetscape improvements; promotion of traditional building skills and using the historic environment as an educational resource.
10	Increasing visitor numbers are likely to result in increase use of private transport which should be reduced. A challenge exists to ensure promotion of the historic environment is sustainable.
7. Landscapes	
1	Landscape character in Wiltshire provides a considerable contribution to local distinctiveness. The landscape in the authority is one of national importance. Three Areas of Outstanding Natural Beauty (AONB's) cover 43 % of the County. Consideration should also be given to the New Forest National Park which forms a very distinct landscape.
2	Pressures to meet UK Government housing targets may create pressures on landscapes surrounding the urban areas of Salisbury, Trowbridge and Chippenham. The key issue is how to reconcile the needs of sustainable development, meeting the social and economic needs of the countryside, whilst ensuring that the intrinsic qualities of the landscape are respected and preserved.
3	There is a close inter-relationship between landscape quality and value as wildlife habitats. Areas designated for their landscape importance can also support many habitats and species of biodiversity value. The biodiversity value of landscapes should be adequately reflected within the SA and LDF processes.
4	A reduction in livestock has lead to difficulties in maintaining characteristic landscapes that need to be grazed.
5	Wiltshire benefits from a high level of national and local landscape designation and planning policy must take account of this.
6	The prevalence of minerals and waste sites in rural locations in Wiltshire exacerbate the potential for impact upon the rural landscape, especially in river valleys where the visual impact of sand and gravel workings can be quite pronounced, in contrast with the flat landscape and lack of concealing factors.
8. Population and Housing	
1	As with many other parts of England, the population of Wiltshire has been steadily increasing. However, during the period 1971 to 2001, in percentage terms, Wiltshire has experienced higher growth than at the national level and in relation to the rest of the South West region.

2	Projections suggest a rise in the proportion of single person households in Wiltshire from 28.9 % in 2006 to 36.8 % in 2026. There is also an on-going increase in the variety of household types due to divorce, co-habitation, remarriage, bereavement, and the growing ethnic and religious diversity of Wiltshire. Again this has an impact of the demand for housing and can increase the need for small dwellings.
3	Towns and villages lack sufficient levels of affordable open market and rented housing. It is hard for young people to stay in their communities without remaining in their parental homes. There is an associated difficulty in recruiting people for some types of job from outside the County in 2006 house prices were nearly 14 % above the national average.
4	Current stocks of affordable housing, particularly in rural areas, are unable to compensate for severe market access difficulties to owner occupation, increased levels of homelessness and use of temporary accommodation.
5	Future development is likely to be focussed in the three Strategically Significant Cities and Towns (SSCTs) of Chippenham, Trowbridge and Salisbury. Additional, locally significant growth, is also likely to occur in the larger market towns.
6	The future expansion and role of Swindon as a business, retail, and residential location will have a significant impact on development pressures within Wiltshire. The town has a major influence on business, housing demand and transport in the northern half of Wiltshire. Regional Planning identifies Swindon as a particular focus for future growth.
7	The continuing military restructuring, with expansion in the south of the county will increase the number of soldiers and their families being stationed for longer periods in garrison towns. This will have an effect on their relationship to local communities and services.
8	Attractiveness of Wiltshire to in-migration, for work and retirement, particularly from London and the adjoining South East region is identifiable, as well as from Bristol/Bath, and more recently, from the new EU accession states.
9	There is continuing growth in out-commuting to surrounding towns and cities, particularly Swindon, Bath/Bristol/South Gloucestershire, and South Hampshire, which enjoy high rates of job creation, and higher salaries.
10	There may be conflict between the attractiveness of the County as a place for retirement, with the need for increasing employment and industry to increase the availability of jobs and reduce out commuting.
11	An opportunity exists to consider incorporating preventative measures to help avoid the causes of ill health as part of any new development.
12	An increase in housing and population within Wiltshire will increase the amount of waste required for disposal.
13	An increase in housing, alongside other development will lead to further competing interests for the use of land. This could result in the loss of appropriate land for mineral working and potential waste sites.
9. Healthy Communities	
1	Wiltshire's population is relatively healthy compared to the average for England, with life expectancy higher than average, and the proportion of people reporting limiting long term illness in Wiltshire amongst the lowest in England.
2	An ageing population may have implications for the provision of services, housing and recreation facilities. In particular, capacity issues are predicted for social and health care services. These include an increasing demand for supported accommodation, and escalating costs.
3	Current pressures on hospitals and the Primary Care Trust are notable, linked to NHS resource issues, restructuring and policy changes. A new understanding needs to be negotiated with the public over what the State will be able to deliver, and what individuals, families and communities are going to have to provide for themselves.
4	The number of overweight and obese people has tripled over the last two decades and is still rising. Obesity rates are indicative of lifestyle and health inequalities. Providing accessible services and facilities can encourage healthier lifestyles through increased walking and cycling. Increased participation in sports also provides benefits.
5	Wiltshire has lower crime rates than the UK as a whole, but worse than the rest of the South West. Check data.
6	Perception that crime has increased is high. There is a need to reassure the public in relation to crime, drugs, anti-social behaviour, and to increase public

	confidence in the criminal justice system.
10. Inclusive Communities	
1	In general, Wiltshire scores highly in Indices of Multiple Deprivation. None of Wiltshire's 281 Super Output Areas ranked amongst the most deprived 10% in England, and only 3 are amongst the most deprived 20% deprived.
2	Within some pockets of deprivation these areas experience higher levels of unemployment, health inequalities and social exclusion. This issue is closely linked with a number of other key issues, most notably employment, skills and education, and housing.
3	Even with general economic prosperity and historically low unemployment in Wiltshire, disadvantage is felt disproportionately among minority groups. For example, disabled people are much more likely to be out of work, as are black and minority ethnic groups. In addition, many older people have lower personal incomes than average and women typically have lower incomes than men. The economic disadvantage experienced by many older people poses a significant challenge given the trend of demographic ageing.
4	Poverty, as measured by Council Tax and Housing Benefit take-up, is still a widespread though often hidden problem in Wiltshire. The greatest concentrations of claimants are in particular neighbourhoods in towns, but there is a more dispersed incidence throughout the rural parts of the County.
5	Rural areas of Wiltshire also experience disadvantage, including difficulty accessing essential services and facilities and poor public transport services. In recent decades, the number of post offices has declined steadily and this is likely to continue. The number of both rural general and specialist food shops has decreased and there have been losses of many of the services with a community focus, such as primary schools, libraries, places of worship and public houses. The number of settlements with at least a daily public transport service has increased over the survey period, although there has been a decline in the number of settlements with a Level 1 service since 2001.
6	Lack of public trust in local government and other government agencies – surveys have consistently shown that the public do not have trust in the system of local governance. This is a crucial issue, as this system cannot achieve its aims through direct service provision alone, but requires the commitment of local people.
7	Local service providers are still not integrated enough around the needs of the customer, or sufficiently customer-centred. This creates barriers to access, weakens customer service, and drains resources from front-line delivery.
8	There is a need to raise awareness of sustainability and encourage sustainable practices by individuals, businesses and organisations.
11. Education and Skills	
1	An estimated one in five of the working population in Wiltshire lacks the numeracy skills they need to perform their jobs with one in seven lacking literacy skills.
2	Employers face recruitment difficulties amongst the low skilled and school leavers. They continue to report that significant numbers of young people lack work-readiness and appropriate attitudes to work. The National Employers Skills Survey 2005 estimated that 17 % of all businesses in Wiltshire and Swindon had vacancies.
3	There is evidence of an increasing polarisation of skills and earnings. This needs to be reduced if certain social and economic consequences are to be avoided.
4	Wiltshire's employment base offers few graduate positions. Attracting more graduate jobs will be helped by the establishment of Higher Education (HE) Institutions and/or further HE opportunities.
12. Transport	
1	People in many parts of Wiltshire, especially in rural areas, are heavily dependant on the use of the private car. This is due to the distance they need to travel for services and facilities and poor availability and frequency of public transport.
2	Bus companies within the County are often not competitive and often do not match with rail services. An example is the last Chippenham to Calne bus departing before the Bath to Chippenham train arrives.

3	Road transport is a key source of many air pollutants, particularly in urban areas. However, overall emissions of key air pollutants from road transport have fallen by about 50 % over the last decade, despite increases in traffic, and are expected to reduce by a further 25 % or so over the next decade.
4	Increased car ownership and use means that there is less reliance on the local community for work, shopping and social life, resulting in more individualised and dispersed lifestyles/social networks. This trend is a factor in the loss of village services and facilities, traffic congestion and pressure on public transport which, especially in rural areas, cannot match the flexibility of the private car.
5	Between 1991 and 2001, the number of out-commuter rose by 33 % from 39,300 to 52,300. There is a risk that out-commuting in Wiltshire will continue without action to improve the balance between housing and employment.
6	There is a lack of resources to significantly invest in sustainable transport.
7	The operating costs of bus services are increasing significantly and this may lead to reductions in service use.
8	There has been a slight increase in serious injuries or death from road accidents across Wiltshire.
9	Transport has a number of positive externalities. In particular, social cohesion is fostered particularly through walking, while health is fostered through all non motorised transport modes.
10	Motorised road transport has associated with it a wide range of negative externalities. These include congestion, air, noise, and visual pollution, CO2 emissions, diffuse pollution to water, danger to other road users (falling disproportionately on disadvantaged groups), direct wildlife effects, community severance. A number of these add together to form a major barrier to increase walking and cycling with associated indirect negative impacts on health.
13. Economy and Enterprise	
1	A decline in local manufacturing industries in Wiltshire has been less than for the UK as a whole and still has a larger than average 13.1 % employed in manufacturing.
2	The future expansion and role of Swindon as a business, retail, and residential location will have a significant impact on Wiltshire. The town has a major influence on business, housing demand and transport in the northern half of Wiltshire.
3	The current business base may not have restructured over the last 20 years in a way which will enable it to remain competitive in the long term.
4	Wiltshire has a lower than average concentration of high value-added industry. It may have reached 'low skill equilibrium' which is where high employment is achieved through the creation of low skilled jobs.
5	High value added sectors are under-represented in the Wiltshire economy. Workplace median weekly earnings are lower than regional and national averages.
6	High, and increasing, numbers of Wiltshire residents are out-commuting, often to higher paid jobs, in adjoining employment centres. The difference between Wiltshire workplace and residence-based earnings is most marked in the West and Eastern parts of the County.
7	There is an increasing trend of viable urban employment sites being lost to non-commercial uses and displaced urban employment uses have tended to relocate to unsustainable rural sites.
8	The Draft Regional Spatial Strategy for the South West directs most development and associated infrastructure investment to the Strategically Significant Towns or Chippenham, Salisbury and Trowbridge. There may be a risk that other settlements are affected if infrastructure investment is centred on these settlements.
9	It has been identified within the Regional Spatial Strategy that there is considerable demand for additional employment land across Wiltshire.
10	Baseline figures are also indicative of an aging resident workforce and new employment opportunities will need to consider this factor.
11	In parts of Wiltshire tourism contributes significantly to the local economy and there are opportunities to develop tourism potential elsewhere.
12	The natural environment is an under utilised resource with respect to achieving growth in the tourist sector in Wiltshire.

Appendix 2: Updated SA Framework.

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Biodiversity	1. Protect and enhance all biodiversity and geological features.	<ul style="list-style-type: none"> • Protect and enhance priority habitats and species? • Protect and enhance international, national and locally designated wildlife sites including Natura 2000 sites and SSSI's? • Encourage the protection and provision of green corridors including river corridors? • Avoid habitat fragmentation? • Ensure all new developments protect and enhance local biodiversity and achieve the NE targets for accessible Green Space? <ul style="list-style-type: none"> • Maintain the extent of ancient woodland sites. • Contribute to the achievement of objectives and targets within the Wiltshire BAP? • Aid in the delivery of a network of multifunctional Green Infrastructure within new developments, where appropriate? • Result in a net gain for the natural environment with each new development? • Avoid effects of development on identified sites of County/local importance, BAP habitats and other habitats of notable ecological value? • Avoid effects of development on populations of protected or notable species? • Results in greater community engagement with biodiversity? 	<ul style="list-style-type: none"> • % of SSSIs in 'favourable' or 'unfavourable recovering' condition. • % change in area of designated biodiversity sites (Ha). • Changes in habitats and species identified in the Wiltshire BAP. • Area of habitat created as a benefit of new development (NOT including compensatory or translocated habitat) • Area of degraded habitat restored and sensitively managed as a benefit of new development. • Area of designated local nature reserves per 1000 population.
SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Land and Soil Resources	2. Ensure the more efficient use of land and	<ul style="list-style-type: none"> • Utilise undeveloped Greenfield land or Greenfield sites only where that land is located within close 	<ul style="list-style-type: none"> • % dwellings and/or development completed on previously developed land.

	<p>the use of suitably located previously developed land and buildings.</p>	<p>proximity to, or can provide, a good range of community facilities and with good access to jobs, key services and infrastructure?</p> <ul style="list-style-type: none"> • Maximise densities in sustainable locations, whilst having regard to market conditions and viability? • Protect the best and most versatile agricultural land? • Protect and enhance soil quality? • Maximise reuse of Previously Developed Land? • Ensure remediation of contaminated land? • Avoid the loss of natural floodplain? • Make use of brownfield land where possible or appropriate? 	<ul style="list-style-type: none"> • Average density of new housing per ha (all sites). • Housing density of new developments in town/city centres. • Amount of best and most versatile agricultural land lost to development (Ha).
--	--	--	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	<p>3. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste</p>	<ul style="list-style-type: none"> • Reduce the amount of waste produced? • Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option? • Ensure the design and layout of new development supports sustainable waste management, including whether it can provide a resource for generating heat and energy? • Provide a framework in which communities take more responsibility for their own waste? • Provide a resource for generating heat and energy? 	<ul style="list-style-type: none"> • % household waste landfilled. • % household waste recycled. • % household waste composted. • Amount of waste produced per person/household. • Amounts of industrial, commercial, demolition and agricultural waste produced. • % new developments with 'on-site' sustainable waste management facilities. • % households with kerbside recycling collection schemes. • % households living within 300 metres of a local "bring site" for recycling or Household Recycling Centre.

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
<p>Water Resources and Flood Risk</p>	<p>4. Use and manage water resources in a sustainable manner</p>	<ul style="list-style-type: none"> • Encourage sustainable and efficient management of water resources? • Minimise the environmental effects of water 	<ul style="list-style-type: none"> • % river length of good/fair chemical quality • % river length of good/fair biological quality • Water company abstraction rates

		<p>abstraction, both inside and outside the authority boundary?</p> <ul style="list-style-type: none"> • Ensure that essential water infrastructure is co-ordinated with all new development? • Ensure the installation of water saving measures such as rainwater harvesting and water metering? • Protect and where possible improve surface, ground and drinking water quality? 	<ul style="list-style-type: none"> • Daily domestic water consumption per capita • Water supply and demand • Leakage rates • % of new development incorporating water conservation measures eg meters, greywater recycling, rainwater collection
--	--	---	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	5. Reduce the risk of flooding to existing developments and ensure there is no risk to new developments	<ul style="list-style-type: none"> • Take into account predicted future impacts of climate change, including water scarcity and flooding events? • Minimise the risk of flooding to people and property (new and existing development)? • Take climate change into account in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? • Protect and enhance the natural function of floodplains? • Ensure the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? 	<ul style="list-style-type: none"> • Properties at risk from flooding • New development situated in Flood Zones 2 & 3 • % of new development incorporating Sustainable Urban Drainage Systems (SUDS).

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Air Quality and Environmental Pollution	6. Improve air quality throughout Wiltshire and minimise and/or mitigate against all sources of environmental pollution.	<ul style="list-style-type: none"> • Maintain and improve local air quality? • Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration? • Minimise all forms of contamination to soils? • Help bring forward the removal of designated Air Quality Management Areas (AQMAs)? • Mitigate the impacts on air quality from road transport? 	<ul style="list-style-type: none"> • Concentrations of selected local air quality indicators. • Change in no. of designated AQMAs. • % of population living in designated AQMAs. • Levels of NO₂ within designated AQMAs. • % of new residential developments meeting set standards in accordance with World Health Organisation (WHO) Environmental Health criteria 12 (Noise).

		<ul style="list-style-type: none"> • Mitigate against uses that generate NO₂ or other particulates? 	
--	--	---	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Climatic Factors	7. Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	<ul style="list-style-type: none"> • Minimise emissions of greenhouse gases and ozone depleting substances? • Minimise the likely impacts of future development on climate change through appropriate adaptation? • Promote the development of renewable energy resources, either as large scale infrastructure or incorporated within new development? • Promote energy efficiency in buildings and new development? • Minimise contributions to climate change through sustainable building practices? • Contribute to reducing Wiltshire's ecological footprint? • Reduce the level of landfill waste and its associated emissions? • Reduce transport emissions? 	<ul style="list-style-type: none"> • % energy generated from renewable sources. • MW of energy generated from renewable sources. • % change in renewable energy schemes approved. • Number of schemes using Combined Heat and Power (CHP). • % new development meeting Code 3 of the code for • Sustainable Homes and or/ 'excellent' BREEAM Eco-Homes standards. • % new office buildings meeting BREEAM "very good" or "excellent" standards. • Energy Efficiency of Housing stock (SAP rating out of 100). • Emissions of greenhouse gases. • Target for cutting CO₂ emissions. • Average energy consumption per residential unit. • Wiltshire's ecological footprint.

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Historic environment	8. Protect, maintain and enhance the historic environment and archaeological assets.	<ul style="list-style-type: none"> • Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, and Historic Parks and Gardens? • Will promote heritage based sustainable tourism and heritage based regeneration? • Conserve and enhance archaeological sites and features? • Ensure appropriate archaeological assessment prior to development of greenfield and brownfield land? • Promote sensitive re-use of historical buildings and 	<ul style="list-style-type: none"> • No. and % of grade I and II* Listed Buildings considered 'at risk'. • No. and % of Historic Parks and Gardens considered 'at risk'. • % of Conservation Areas within the local authority area that have an up-to-date character appraisal. • % of Conservation Areas with published management proposals. • No. and % of Scheduled Ancient Monuments considered 'at risk'.

		<p>buildings of significant local interest, where appropriate?</p> <ul style="list-style-type: none"> • Improve and broaden access to, and understanding of, local heritage and historic sites? • Maintain and enhance the character and distinctiveness of settlements? • Will improve access to, and understanding of, local heritage, historic sites, areas and buildings and provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities. • Will deliver the high quality design of buildings, places, spaces and the public realm including an appropriate response to the historic environment, maintaining and strengthening local distinctiveness and sense of place? 	<ul style="list-style-type: none"> • % change in visits to selected historic sites. • % of planning applications for which archaeological investigations were required prior to approval. • % of planning applications where archaeological mitigation strategies (preservation by design and/or archaeological recording) were developed and implemented.
--	--	---	---

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Landscapes	9. Protect and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	<ul style="list-style-type: none"> • Protect and enhance the landscape character and scenic quality of the countryside? • Protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors? • Incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? • Conserve and enhance areas with landscape designations and take account of their management objectives? • Maintain and enhance the character and distinctiveness of settlements? 	<ul style="list-style-type: none"> • % of local authority area designated as AONB. • % of local authority area designated as Special Landscape Area. • Area of land covered by Environmental Stewardship Agreements. • % Rights of Way network 'easy to use'. • Proportion of land designated as tranquil. • % of Joint Character Areas showing no change or showing change consistent with character area descriptions. • % of local authority area covered by historic landscape/ urban characterisation studies.

		<ul style="list-style-type: none"> • Improve the amenity of residential areas, including protecting rights of way, open space and common land? • Deliver good quality design that reflects local character? • Improve the quality and quantity of access to urban greenspace and the wider countryside for recreation? • Minimise the visual impact of new developments (in particular major retail and hotel development and advertising hoardings) on the landscape? • Improve access to the countryside by extending Rights of Way networks to create new links from new housing developments and to any proposed new industrial development? • Improve access for all to Rights of Way in the vicinity of settlements for use by the mobility impaired and wheelchair users? 	
--	--	--	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Population and housing	10. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	<ul style="list-style-type: none"> • Provide an adequate supply of affordable housing? • Support the provision of a range of house types and sizes to meet the needs of all sectors of the community? • Reduce homelessness? • Provide quality and flexible homes that meet people's needs? • Ensure that best use is made of the existing housing stock? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities? • Ensure adequate provision of housing land? • Ensure an adequate supply of market housing? 	<ul style="list-style-type: none"> • Housing completions against targets • Affordable housing completed as % of all new completions • Average house price/ household gross earned income ratio • No. of households classified as homeless • BV184a – proportion of LA homes non-decent • % of private sector homes judged unfit to live in • % of dwellings in new developments designed for disabled access • No. of households in overcrowded dwellings • Delivery of allocated housing sites

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Healthy communities	11. Provide a safe and healthy environment in which to live.	<ul style="list-style-type: none"> • Promote design of buildings and spaces to minimise crime and the fear of crime? • Encourage healthy lifestyles and reduce health inequalities? • Promote design of buildings and spaces to reduce obesity? • Encourage healthy workplaces? • Increase regular participation in sports/exercise? • Provide for high quality, accessible healthcare facilities? • Incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? • Promote recreational and leisure opportunities in the countryside? • Promote preventative measures to address the causes of ill health through spatial planning? • Improve access to the countryside for recreation? • Protect local rural communities and rural ways of life? 	<ul style="list-style-type: none"> • Recorded crime levels. • Residents surveys (if available) on safety and fear of crime in local communities. • Standard Mortality Rates. • % of SOAs in lowest 20% IMD Health Domain. • No. of GPs per 1000 population. • % of population suffering from fuel poverty. • % of population living within 600m walk or 30mins bus travel (15mins frequency) of a GP surgery/Health clinic. • Road safety indicators (various). • Obesity levels. • Levels of participation in sport/exercise.

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Inclusive Communities	12. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	<ul style="list-style-type: none"> • Maximise opportunities for all members of society? • Tackle the causes of poverty and deprivation? • Encourage and promote social cohesion and respect for other cultures and lifestyles? • Maximise opportunities within the most deprived areas? • Increase the ability of 'Hard-to-Reach' groups to influence decisions? • Minimise fuel poverty? • Does the policy recognise the importance of energy efficient employment and mixed use proposals? 	<ul style="list-style-type: none"> • % of population living within 400m walking distance of a bus stop. • % of population living within 300m walk or 20 mins bus travel (15 mins frequency) of a Primary School. • % of representations received to LDD consultation from 'Hard-to-Reach' groups, as defined in the Statement of Community Involvement. • Index of Multiple Deprivation (IMD) Rank (various categories)

		<ul style="list-style-type: none"> • Encourage active involvement of local people in the design of new developments, e.g. the design and management of Green Infrastructure? • Maintain or enhance the quality of life of existing local residents? 	<ul style="list-style-type: none"> • Ward unemployment levels. • Employment by gender. • Average earnings. • Unemployment rate
--	--	---	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	13. Improve equality of access to, and engagement in local, high-quality community services and facilities.	<ul style="list-style-type: none"> • Improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? • Promote the development of a range of high quality, accessible community, cultural and leisure facilities? • Encourage active involvement of local people in community activities? • Maintain and enhance rural facilities? 	<ul style="list-style-type: none"> • Availability and accessibility of a range of community, cultural and leisure facilities. • % of households living within 1 mile of a static public library. • % of rural villages with a General Store/Post Office. • % of rural villages with a Level 1 Journey to Work Public Transport Service. • Open space provision and standard • % of Wiltshire residents finding it easy to access key services • Participation levels of a range of local facilities. • BVP1156 - % Local Authority buildings suitable for and accessible by disabled people

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	14. Raise educational attainment levels across the authority and provide opportunities for people to improve their workplace skills.	<ul style="list-style-type: none"> • Provide and support high quality educational facilities? • Improve the skills and qualifications of young people? • Promote life-long learning that is accessible to all? • Help to provide a supply of skilled labour to match the needs of local businesses? • Reduce inequalities in skills across Wiltshire? • Support community enterprises and the voluntary 	<ul style="list-style-type: none"> • % of 16 year olds achieving 5+ GCSEs Grade A*-C. • % of people with NVQ level 3 or 4 (or equivalent) or a trade apprenticeship. • 16-74 yr olds with no qualifications. • 16-74 yr olds with degree or equivalent. • Business surveys of staff/skills shortages. • % of adults on a registered further education course.

		sector? <ul style="list-style-type: none"> • Support the creation of flexible jobs to meet the changing needs of the population? 	<ul style="list-style-type: none"> • % of companies experiencing skills shortages. • No. of residents attending University. • % of employees undertaking job related training.
--	--	--	---

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	15. Reduce the need to travel and promote more sustainable transport choices.	<ul style="list-style-type: none"> • Promote mixed-use developments that reduce the need to travel and reliance on the private car? • Increase uptake of sustainable travel choices i.e. public transport, walking and cycling? • Encourage alternative and sustainable means of transporting freight, waste and minerals where possible? • Promote car-share schemes and/or working from home? • Promote the development of Park & Ride Schemes? • Improve the jobs/homes balance? • Reduce traffic volumes? • Encourage home or other forms of remote working? • Reduce the impact of existing travel modes per passenger km? • Encourage improvements to freight distribution? 	<ul style="list-style-type: none"> • Travel to work data • Traffic flows for all vehicle types • Car ownership: no car, 2+ cars. • No. of vehicles entering town centres in the morning peak. • % of schools with Travel Plans. • No. of employees working for businesses with Green Travel Plans. • % of people travelling to work involved in car-share schemes. • Patronage of Park & Ride Schemes. • % change in dedicated bus lanes/cycle ways. • Car parking patronage. • No. of bicycle parking spaces within new major developments.

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
Economy and enterprise	16. Encourage a vibrant, diversified and sustainable economy based on efficient resource use and offering opportunities and prosperity for all?	<ul style="list-style-type: none"> • Improve business development and enhance competitiveness? • Direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? • Minimise vulnerability of the economy to climate change and harness any opportunities that may arise? • Support the rural economy and farm diversification? • Recognise the importance of the social and natural 	<ul style="list-style-type: none"> • Gross Value Added (GVA) • Proportion of economically active people unemployed • % change in VAT registrations • Average earnings • Unemployment rate overall • Business registrations and de-registrations • Loss and gain of major employers • % registered working age disabled people in employment • % working age BME people in employment

		<p>environment to the local economy?</p> <ul style="list-style-type: none"> • Promote sustainable tourism and cultural opportunities? • Provide a variety of employment land and mixed use development sites to support a varied and robust economy? • Provide adequate supply of raw materials? 	<ul style="list-style-type: none"> • IMD – Employment domain - % of SOAs in each quartile • Amount of spend by tourists and visitors to the local authority area
--	--	---	--

SA Topic	Proposed SA Objective	Proposed Decision Aiding Questions Will the policy...	Potential Indicators
	<p>17. Ensure adequate provision of high-quality employment land and diverse employment opportunities in appropriate locations to meet the needs of local businesses, a changing workforce and the environment</p>	<ul style="list-style-type: none"> • Provide good quality employment opportunities for all sectors of the population? • Assist businesses in finding appropriate land and premises? • Protect and enhance the vitality and viability of existing employment areas? • Provide employment land in areas that are easily accessible by sustainable transport? 	<ul style="list-style-type: none"> • Jobs density • Employment land availability • Business premises vacancy rates • Business premises rental values • % vacant employment floorspace • Amount of employment land lost to residential development • Employment land commitments and completions

Appendix 3: SA Assessment of Wiltshire Core Strategy Spatial Vision and Strategic Objectives

Key:

- T = Temporal Scale (Short Term, ST; Medium Term, MT; Long Term, LT)
- R = Reversibility (Reversible, R; Irreversible, I)
- S = Spatial Scale (Area Specific, A; County Specific, C; Cross Border, B)
- L = Likelihood (Likely, L; Unlikely, U)
- Sig = Significance (see below)

Significance Assessment	Description
++	Option would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Option would have a minor positive effect.
?	Effect of option is uncertain.
0	Option would have a neutral effect.
-	Option would have a minor adverse effect.
--	The option would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

Name: Wiltshire Core Strategy Spatial Vision and Strategic Objectives							
SA Objective	Nature of Effect	Assessment of Effect					Justification and Evidence
		T	R	S	L	Sig	
1. Biodiversity	Potential benefits/ Uncertain	LT	I	C	L	+/?	Protection of biodiversity is identified as a 'key issue'. The overarching vision identifies that Wiltshire will benefit from a high quality environment. The community area sub visions also identify a number of specific projects and sites which the LDF will support. An objective is included which seeks the protection and enhancement of the natural environment. Key outcomes for this objective include the need to protect and enhance local biodiversity.
2. Land and Soil	Potential benefits/ Uncertain	LT	I	C	L	+/?	Land and soil resources are identified as a 'key issue'. It is recognised that a limited amount of previously developed land is available within certain settlements within Wiltshire. Future development on Greenfield land will potentially lead to a loss of productive agricultural land and land degradation. Key outcomes include the need to protect and enhance soil quality within Wiltshire.
3. Waste Management	Potential benefits/ Uncertain	LT	I	C	L	+/?	The strategic objectives include the need to address climate change. Key outcomes necessitate the need for new development to support sustainable waste management.

4. Water Resources	Potential benefits/ Uncertain	LT	I	C	L	+/?	Water resources are identified as a 'key issue'. It is recognised that development pressures and an increasing population will raise demand and pressure for water resources and waste-water treatment. The objectives recognise the need to reduce the harmful effects of water abstraction, and to ensure that delivery of water infrastructure in a coordinated fashion with new development.
5. Flood Risk	Potential benefits/ Uncertain	LT	I	C	L	+/?	The 'key issues' recognise the increased risk of flooding within Wiltshire due to the effects of climate change and new development. A strategic objective has been included which seeks to minimise the risk of flooding. Key outcomes also include the need to protect the natural function of existing floodplains, and to encourage the use of Sustainable Urban Drainage Systems (SUDS).
6. Air Quality and Environmental Pollution	Uncertain outcomes	LT	I	C	L		The 'key issues' recognise that there are several towns within Wiltshire which do not meet air quality targets. An identified key outcome is to reduce congestion, pollution and safety.
7. Climatic Factors	Potential benefits/ Uncertain	LT	I	C	L	+/?	Tackling climate change is recognised as a key priority for the local development framework. The issue of climate change is identified as a 'key issue' and also one of the most significant challenges which the local development framework will potentially have the greatest influence over. Strategic objective 1 within identifies the need to address climate change; it also lists a number of specific key outcomes which policies should be aligned to achieving.
8. Historic Environment	Potential benefits/ Uncertain	LT	I	C	L	+/?	The 'key issues' identify that Wiltshire's heritage assets need to be protected, preserved, and where possible enhanced. The built environment is also identified as key challenge in terms of accommodating growth whilst ensuring Wiltshire's built environment is adequately protected. The strategic objectives identify the need to safeguard and promote a high quality built environment. Key outcomes within the objective state that historical and cultural assets will be conserved and where possible enhanced.
9. Landscapes	Uncertain outcomes	LT	I	C	L		The spatial portrait acknowledges Wiltshire's exceptional natural landscape. Pressures to meet the Government's targets for housing and employment whilst safeguarding Wiltshire's sensitive landscape is also identified as a key issue. Landscape designations are highlighted as a key challenge in terms of accommodating future growth within Wiltshire. A key outcome for within the strategic objectives is to protect the landscape character of Wiltshire against inappropriate development.
10. Housing	Increased housing provision	LT	I	C	L	++	The delivery of housing is identified as a key issue. Delivering sufficient housing for Wiltshire whilst accounting for cross cutting issues such as climate change is seen as a significant challenge which the LDF will need to address. Strategic objective 6 (to meet Wiltshire's housing needs) relates specifically to housing.

							The strategic objective for housing identifies the need to deliver the appropriate level of housing in Wiltshire to meet local need.
11. Healthy Communities	Likely benefits	LT	I	C	L	+	The key issues identify the implications of an ageing population for the provision of services including pressures upon health care provision within Wiltshire. The strategic objectives identify the need to provide a variety of house types appropriate to local need. The key outcomes also state the need to provide housing in suitable locations that allow easy access to a range of local services and facilities.
12. Poverty and Deprivation	Likely benefits	LT	I	C	L	+	The issue of comparatively acute pockets of deprivation within Wiltshire is identified within the spatial portrait and key issues section. Strategic objectives seek to encourage rural diversification and greater employment provision within Wiltshire. The overarching vision for Wiltshire also states that the economic, social and environmental well-being of its residents will be strengthened.
13. Community Facilities	Likely benefits	LT	I	C	L	+	The key issues identify that benefits from development need to be captured for local communities. The overarching vision for Wiltshire states that Wiltshire will benefit from a wide range of community facilities. The separate sub-visions identify a number of locally distinct issues and opportunities relating to community service provision. The strategic
14. Education and Skills	Potential benefits/ Uncertain	LT	I	C	L	+ ?	The key issues identify that an increasing population will potentially place pressure upon education establishments. It also highlights a lack of graduate positions and higher education establishments. The strategic objectives identify the need to provide and support high quality educational facilities.
15. Transport	Uncertain outcomes	LT	I	C	L		Wiltshire's resident's high dependency on the use of the private car for transport is highlighted as a key issue. Transport is also identified as one of the key challenges which the LDF will have greatest influence over. The sub-visions highlight a number of community areas which have specific transport issues. The strategic objectives identify the need to manage transport needs in a sustainable manner.
16. Economy	Strengthened economy	LT	I	C	L	++	The key issues also highlight a number of important issues which the LDF will need to consider and address. The overarching vision aspires for a stronger economic base within Wiltshire. The strategic objectives seek to encourage a buoyant and resilient economy within Wiltshire.
17. Employment	Increased employment	LT	I	C	L	++	The spatial portrait identifies a number of issues with regards to employment including high levels of out-commuting and the poor performance of GVA per head when compared to the region. The strategic objectives seek the sustainable growth of Wiltshire's employment opportunities.

Appendix 4: SA assessment of former District Councils Issues and Options: Options for the Spatial Strategy and Settlement Hierarchy

Key:

- T = Temporal Scale (Short Term, ST; Medium Term, MT; Long Term, LT)
 R = Reversibility (Reversible, R; Irreversible, I)
 S = Spatial Scale (Area Specific, A; County Specific, C; Cross Border, B)
 L = Likelihood (Likely, L; Unlikely, U)
 Sig = Significance (see below)

Significance Assessment	Description
++	Option would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Option would have a minor positive effect.
?	Effect of option is uncertain.
0	Option would have a neutral effect.
-	Option would have a minor adverse effect.
--	The option would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

Table A4.1: SA assessment of former Kennet District Council Option 1 Issues and Options: distribution of development between main towns

Option 1a: Devizes is the focus of development										
Option 1b: Devizes and Tidworth/ Ludgershall are the twin centres for growth										
Option 1c: Development directed to Devizes, Marlborough and Tidworth/ Ludgershall										
SA Objective	Nature of Effect	Assessment of Effects				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1a	Op 1b	Op 1c		
1. Biodiversity	Some loss of biodiversity	M T	R	A	L	?	-/?	-	Significant housing growth is likely to have some impacts. Specific details required to assess effects. Development across a wider range of towns may have a larger impact simply as a greater number of sites, particularly located in rural areas will	Detailed assessment required. Preference should be given to PDL. Natural features should be retained where possible and habitat fragmentation should be avoided. Suitable habitat creation may be necessary.

									be affected which is more likely to lead to expansion into the countryside.	
2. Land and Soil	Some loss of Greenfield land likely	LT	I	A	L	-	?	-	Details of development sites needed to assess effects. Large scale growth is likely to rely on some use of Greenfield Land. Use of a wider range of towns likely to have a greater impact on high quality agricultural land, as a larger number of sites will be affected. Option 1b presents the best opportunity to balance between protecting agricultural land and using PDL. There is a limited supply of PDL in Marlborough. Option 1 is likely to increase the scale of development and increase use of Greenfield land.	Detailed assessment required. PDL should be used where possible along with maximum viable densities to create sustainable communities. Loss of high quality agricultural land should be avoided.
3. Waste Management	Increase in waste/ some opportunities	LT	R	A	L	?	-/?	-/?	Large scale growth will increase waste. Small scale development across a wider range of settlements may present opportunities to improve recycling and waste collection across a wider range of communities. However, more focused development may help to facilitate larger energy from waste schemes.	High standards of sustainable waste management and recycling should be sought for all development at large and small scale. Opportunities for renewable energy from waste should be investigated.
4. Water Resources	Increased water use	LT	R	C	L	-	-	-	Large scale growth will increase water use. Further investigation required to establish if distribution of growth would affect impact. Existing concerns include the capacity of the sewerage system and water supply in Devizes; impact on water quality from new development in the Tidworth area; and concerns about water levels in the River Kennet through Marlborough.	High standards of water efficiency are required in all development to reduce demand. Water saving measures should also be incorporated.
5. Flood Risk	Increased run off & flood risk	LT	R	A	L	0	-/?	-/?	Increased development is likely to increase run off and flood risk. Further site specific details required to assess if development would occur on the	Use of SUDS and other technology in all developments to ensure flood risk is not increased elsewhere. Do not allocate sites in areas liable to flood.

									flood plain. Devizes is in an area not at risk of flooding, but use of SUDS should still be incorporated into all development to ensure development does not increase flood risk elsewhere.	
6. Air Quality and Environmental Pollution	Some increase in pollution likely	LT	R	A	U	-	-	-	Development across a wide range of towns and smaller settlements is likely to increase car use overall. More focused development may help reduce car use and increase the value of any public transport improvements to be implemented. There is a known issue of congestion in Devizes. here is a lack of detail to comment on other forms of environmental pollution	Car use should be limited. A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity by public transport to key services. The proximity of Devizes to an existing rail line should be explored as a potential location for a park and ride rail hub to help ease congestion in the town.
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	-/?	-/?	-/?	Additional dwellings are likely to increase GHG emissions through construction/ energy use and consumption. Distribution of growth may present greater opportunities for small scale renewable energy schemes across a larger number of communities. However, more focused development may present opportunities for larger scale renewable schemes which could benefit the wider community. Details of development proposals required to assess.	High sustainable construction and renewable energy standards required. Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.
8. Historic Environment	Uncertain	LT	R	A	U	?	?	-/?	Details of specific development sites needed to assess effects. Devizes and Marlborough have Conservation Areas, but the scale of impact will depend on specific development sites identified. The greatest potential for impact may be in Marlborough where land is at a premium.	High design standards are required to ensure compatibility with any Conservation Areas and any other historic features of the local area and settlements.
9. Landscapes	Uncertain	M	R	A	L	-/?	?	-	Details of specific development sites	Landscape assessment required to

		T							needed to assess effects. Option 1 is likely to require some Greenfield development, although the landscape there does not have the same national recognition as around Marlborough. Option 1b would reduce housing pressure in Devizes.	identify suitable mitigation. Effects should be avoided.
10. Housing	Increased provision	LT	I	C	L	+/?	+	++	Large scale growth likely to increase provision across of range of dwelling types. As Option 1a focuses new housing in one settlement, this may limit opportunities to improve provision in other locations. Option 1c provides opportunities for housing in each of the main centres. Options that envisage development in Tidworth would promote a more balanced and integrated community.	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met.
11. Healthy Communities	Potential benefits	MT	R	A	L	-	+	++	Distribution across a wider range of towns may provide an opportunity to improve facilities across a range of communities. Option 1a focuses all development in Devizes and will therefore not benefit other settlements. Option 1c may be favoured as this would allow for some development across all of the main settlements and provide benefits to each community. Greater details required of site details.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban green space across all development.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	-	+	++	Significant growth has the potential to promote social cohesion if variety of housing types promoted and to improve conditions across a range of communities. Option 1a distributes the majority of development to Devizes only which gives the opportunity to promote social cohesion there, but at the expense of other settlements.	Where development takes place a good range of house sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban green space.

13. Community Facilities	Potential benefits	M T	R	A	L	--	+	++	Distribution across a wide range of smaller settlements may provide an opportunity to improve facilities across a range of communities. However, focused development may maximise community benefit. Option 1a focuses development in Devizes alone and would not benefit other communities. Greater details of development required to assess.	Good access to a range of key infrastructure is needed across all development. Further details required to assess. Proper planning should ensure services expand as the population expand to maintain existing levels of service
14. Education and Skills	Uncertain	M T	R	A	L	--	?	+/?	Development across a wider range of settlements may help to maintain a wider number of existing schools. However, more focused development may allow new school provision to be made. Lack of evidence to assess. Option 1a provides for growth in Devizes only which will restrict opportunities elsewhere.	Greater detail required to assess impacts of development on education provision. Mixed use development, or development in proximity to new employment, should be sought to provide new opportunities for school leavers.
15. Transport	Potential benefits	LT	R	C	L	--	+	+	As development across all options is focused on main towns, the use of private transport should be minimised. Improvements to public transport are also more likely to have wider benefits if development is focused. Option 1a would focus all development in Devizes and may add to the existing congestion issue.	Car use should be limited. A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity by public transport to key services. The proximity of Devizes to an existing rail line should be explored as a potential location for a park and ride rail hub to help ease congestion in the town.
16. Economy	Potential benefits	LT	R	C	L	-	+	+	Option 1b could potentially have a more positive benefit as it builds upon existing aspirations in Tidworth and the existing economic hub of Devizes. Option 1c supports the vitality of three centres which in turn could encourage the consumption of local goods because markets are closer and in turn support the rural economy. Option 1a could have a potentially negative affect outside Devizes as only very limited development would be	Sufficient employment land should be allocated to provide mixed and sustainable development overall. Locations should be promoted which reflect the needs of employers and maximise benefits to the economy.

									permitted elsewhere.	
17. Employment	Potential benefits	LT	R	C	L	-/?	+	+/?	Opportunities for employment are likely to be improved where development is focused on the main market towns. This is also likely to be more favoured by employers. Large scale employment growth is likely to be more attractive to developers in Devizes; however, some provision in the other towns should not be overlooked. More details required to assess.	It is anticipated that employment land would be best allocated towards the larger towns. There is a need to provide a range of employment sites to meet different employment needs.

Table A4.2: SA assessment of former Kennet District Council Issues and Options: Option 2 distribution of development between villages

2a Small scale development to meet local needs directed to Pewsey										
2b Small scale development to meet local needs directed to Pewsey and Market Lavington										
2c Small scale development to meet local needs directed to Pewsey, Market Lavington and selected larger villages. These are to include: Aldbourne; Bromham; Burgage; Great Bedwyn; Netheravon; Potterne; Ramsbury; Rowde; Upavon; and Urchfont.										
SA Objective	Nature of Effect	Assessment of Effects				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 2a	Op 2b	Op 2c		
1. Biodiversity	Some loss of biodiversity	M T	R	A	L	-/?	-/?	-	Any growth may lead to some impacts. Specific details required to assess effects. Development across a wider range of small settlements may have larger impacts, simply as a greater number of sites, particularly located in rural areas will be affected which are more likely to lead to expansion into the countryside. All options envisage development in Pewsey where there are few opportunities within the existing	Detailed assessment of individual sites proposed required. Preference should be given to brownfield sites. Natural features should be retained where possible, habitat fragmentation should be avoided and suitable habitat creation may be necessary.

									village envelope. Any development within the village close to the River Avon could have implications for the SAC downstream.	
2. Land and Soil	Some loss of Greenfield land likely	LT	I	A	L	-	-	-	Details of development sites needed to assess effects. All options envisage development in Pewsey where there are few opportunities within the existing village envelope and therefore Greenfield development is likely. Development in any of the villages that leads to an expansion into the countryside could have a potentially negative impact on land and soils particularly given the high quality agricultural land in the Marlborough & Pewsey Community Areas.	Details of individual sites proposed required. Preference should be given to brownfield sites. Use maximum viable densities to reduce land take recognising the rural location. Loss of high quality agricultural land should be avoided.
3. Waste Management	Increase in waste/ some opportunities	LT	R	A	L	?	-/?	?	Any development will increase waste production. Development across a wide range of villages may present an opportunity to improve local recycling facilities to a larger number of communities. However, the small scale of growth envisaged may not facilitate this option. More focussed growth in Pewsey may present greater opportunities for more efficient waste collection and possibility facilitate the use of energy from waste technologies	High standards of sustainable waste management and recycling should be sought from all development during construction and for the life of the development.
4. Water Resources	Increased water use	LT	R	C	L	-	?	?	All new development will increase water use. Development in Pewsey may impact on the phosphate concentrations in the River Avon SAC downstream and will be subject to HRA. Further investigation is required.	High standards of water efficiency are required in all development to reduce demand. Water saving measures should also be incorporated.
5. Flood Risk	Increased run off & flood risk	LT	R	A	L	-/?	-/?	-/?	Increased development is likely to increase run off and flood risk. Further site specific details are required to assess if development would occur on the flood plain.	Use of SUDS and other technology in all developments to ensure flood risk is not increased elsewhere. Do not develop sites in areas liable to flood.
6. Air Quality and Environmental	Some increase in pollution likely	LT	R	A	U	-/?	-	- -	Development across a wide range of smaller settlements is likely to increase car use overall.	A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity

Pollution									More focussed development may help reduce car use and increase the value of any public transport improvements to be implemented. If development is more focussed on Pewsey and/ or Market Lavington this will have less impact than if development is spread across a wide range of small settlements. The rail station in Pewsey could reduce any impacts. There is a lack of information to comment on other forms of environmental pollution.	by public transport to key services recognising the rural location of these settlements. Opportunities to maximise use of the existing rail services in Pewsey should be investigated.
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	-/?	-/?	-/?	Additional dwellings are likely to increase GHG emissions through construction/ energy use and consumption. Distribution of growth may present greater opportunities for small scale renewable energy schemes across a larger number of communities, even at the low scale of growth envisaged. However, more focussed development may present opportunities for larger scale renewable schemes which could benefit the wider community. Details of development proposals required to assess.	High sustainable construction and renewable energy standards required. Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.
8. Historic Environment	Uncertain	LT	R	A	U	?	?	-/?	Many of the villages considered have Conservation Areas and a significant number of Listed Buildings. It is important that any new development is sensitive to the historic nature of such settlements. Site specific details are required to assess.	High design standards are required to ensure compatibility with any Conservation Areas and any other historic features of the local area and settlements.
9. Landscapes	Some impacts likely	M T	R	A	L	-	-/?	-	Many of the villages considered in Option 2c are within the North Wessex Downs AONB where there is potential for development on the edge of a settlement to have a significant impact on the landscape quality of the area. (Pewsey, Aldbourne, Burbage, Great Bedwyn,	Landscape assessment required to identify suitable mitigation. Effects should be avoided.

									Ramsbury and Urchfont)	
10. Housing	Increased provision	LT	I	C	L	+ /?	+	++	All options increase the availability of housing in the rural areas. Option 2a would focus new rural housing in one settlement - Pewsey. Although this would create opportunities for those residents to access facilities and provide affordable houses in that community, communities in other villages would not have the same opportunities. The option that provides opportunities for housing in a range of villages to meet their local needs would create better access to housing for a larger proportion of rural residents.	Where development takes place a range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met.
11. Healthy Communities	Potential benefits	MT	R	A	L	+	+	++	Distribution across a wider range of smaller settlements may provide an opportunity to improve facilities across a range of communities. However, focused development may maximise overall community benefit. Development across smaller settlements will be small scale and so opportunities may be more limited. Greater details required of site details. As Option 2a and 2b are very focussed, Option 2c is likely to have greatest community benefit.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles through creating access to the countryside and existing play spaces.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+/?	+/?	-	Significant growth has the potential to promote social cohesion if variety of housing types promoted. And to improve conditions across a range of communities. As Option 2c includes many smaller settlements, development here may restrict access to services. Options 2a and 2b are favoured.	Where development takes place range of house sizes, tenures and types should be provided. Energy efficient development should be sought with high quality design standards and good access to play spaces and community infrastructure..
13. Community Facilities	Potential benefits	MT	R	A	L	+	+	++	Distribution across a wide range of smaller settlements may provide an opportunity to improve facilities across a range of communities. However, focused development may	Good access to a range of key infrastructure is needed across all development. Further details required to assess. Proper planning should ensure services expand as the

									maximise community benefit. As development across small settlements will be small scale opportunities may be more limited. Greater details of development required to assess. Option 2c includes a wider range of communities than Options 2a and b which restrict development to only two settlements.	population expand to maintain existing levels of service
14. Education and Skills	Uncertain	M T	R	A	L	?	?	?	The scale of development proposed at the local level is unlikely to affect the provision of primary education. However there may be issues in Pewsey and Market Lavington where secondary schools could be encouraged to provide skills training out of school hours for the wider population. Lack of evidence to assess.	Greater detail required to assess impacts of development on education provision. Mixed use development, or development in proximity to new employment, should be sought to provide new opportunities for school leavers.
15. Transport	Potential to increase car use	LT	R	C	L	-	-	--	Distribution of development across a wide range of smaller settlements is likely to increase use of private transport. Improvements to public transport would be more beneficial if development was more focused. More focussed development is likely to help reduce the use of private transport.	Car use should be limited. A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity by public transport to key services.
16. Economy	Potential benefits	LT	R	C	L	+	+	0	Pewsey and Market Lavington are the only centres where there is a small concentration of business. Throughout the rural areas there has been an increase in availability of local professional services as people work from home. This trend may continue but not as a direct consequence of small scale local development.	Sufficient employment land should be protected and allocated in the rural areas to provide mixed and sustainable development overall. Locations should be promoted which reflect the needs of employers and maximise benefits to the economy.
17. Employment	Potential benefits	LT	R	C	L	?	?	?	The affect on the availability of local employment opportunities as a result of small scale local development is uncertain. Certainly there has been demand to convert small local employment sites to housing since the publication of PPS3 (particularly	Protect existing employment sites to meet different employment needs.

									evident in Pewsey) and the promotion of some villages for small scale housing may accelerate the trend	
--	--	--	--	--	--	--	--	--	--	--

Table A4.3: SA Assessment of former North Wiltshire District Council Issues and Options Core Policy 1: location of development (including scale of development)

<p>Option 1 – Tier 1 – Chippenham; Tier 2 (Concentrate locally significant development) – Calne, Corsham, Malmesbury and Wootton Bassett. Tier 3 (To support small scale activity)– Ashton Keynes, Box, Bradenstoke, Christian Malford, Colerne, Cricklade, Curdwell, Derry Hill, Great Somerford, Hullavington, Kington St Michael, Luckington, Lyneham, Oaksey, Purton, Sherston, Sutton Benger and Yatton Keynell.</p> <p>Option 2 – Tier 1 – Chippenham; Tier 2 (Concentrate locally significant development) – Calne. Tier 3 (To support small scale activity)– Corsham, Malmesbury, Wootton Bassett, Ashton Keynes, Box, Bradenstoke, Christian Malford, Colerne, Cricklade, Curdwell, Derry Hill, Great Somerford, Hullavington, Kington St Michael, Luckington, Lyneham, Oaksey, Purton, Sherston, Sutton Benger and Yatton Keynell.</p> <p>Option 3 Tier 1 – Chippenham; Tier 2 (Concentrate locally significant development) – Calne, Corsham, Malmesbury and Wootton Bassett. Tier 3 (To support small scale activity) – Ashton Keynes, Box, Colerne, Cricklade, Derry Hill, Hullavington, Lyneham, Purton, and Sherston.</p>										
SA Objective	Nature of Effect	Assessment of Effects				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2	Op 3		
1. Biodiversity	Some loss of biodiversity	M T	R	A	L	-	-/?	-	Significant growth is likely to have an impact. Specific details required to assess effects. Development across a wider range of settlements is likely to have greater impact, simply as a greater number of sites, particularly located in rural areas will be affected which is more likely to lead to expansion into the countryside. Option 2 which concentrates the majority of development to Chippenham and Calne rather than dispersing development across many towns may have less impact upon biodiversity.	Detailed assessment required. Preference should be given to PDL. Natural features should be retained where possible and habitat fragmentation should be avoided. Suitable habitat creation may be necessary.
2. Land and Soil	Some loss of Greenfield Land likely	LT	I	A	L	-	-/?	-	Details of development sites needed to assess effects. Large scale growth is likely to rely on some use of Greenfield Land. Use of a wide range of towns and smaller predominantly	Detailed assessment required. PDL should be used where possible along with maximum viable densities to create sustainable communities. Loss of high quality agricultural land

									rural settlements likely to have a greater impact on high quality agricultural land as more sites will be affected. Option 2 concentrates development to Calne rather than dispersing development across several towns and may require less Greenfield land. Options 1 and 3 both concentrate development in several towns.	should be avoided.
3. Waste Management	Increase in waste/ some opportunities	LT	R	A	L	?	+/?	?	Large scale growth will increase waste. Small scale development across a wide range of settlements may present opportunities to improve recycling and waste collection across a wider range of communities. However, more focused development may help to facilitate energy from waste schemes.	High standards of sustainable waste management and recycling should be sought for all development at large and small scale. Opportunities for renewable energy from waste should be investigated.
4. Water Resources	Increased water use	LT	R	C	L	-	-	-	Large scale growth will increase water use. Further investigation required to establish if distribution of growth would affect impact.	High standards of water efficiency are required in all development to reduce demand. Water saving measures should also be incorporated.
5. Flood Risk	Increased run off and flood risk	LT	R	A	L	-/?	-/?	-/?	Increased development is likely to increase run off and flood risk. Further site specific details are required to assess if development would occur on the flood plain.	Use of SUDS and other technology required in all development to ensure flood risk is not increased elsewhere.
6. Air Quality and Environmental Pollution	Some increase in pollution likely	LT	R	A	L	-	-/?	-	Development across a wide range of towns and smaller settlements is likely to increase car use overall. More focussed development may help reduce car use and increase the value of any public transport improvements to be implemented. There is a lack of detail to comment on other forms of environmental pollution	Car use should be limited. A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity by public transport to key services.
7. Climatic	Increased	LT	I	B	L	-/?	-/?	-/?	Additional dwellings are likely to increase GHG emissions through	High sustainable construction and renewable energy standards required.

Factors	GHG Emissions								construction/ energy use and consumption. Distribution of growth may present greater opportunities for small scale renewable energy schemes across a larger number of communities. However, more focussed development may present opportunities for larger scale renewable schemes which could benefit the wider community. Details of development proposals required to assess.	Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.
8. Historic Environment	Uncertain	LT	R	A	L	?	?	?	Details of specific development sites needed to assess effects. Uncertain if distribution of growth likely to have an impact.	High design standards are required to ensure compatibility with any Conservation Areas and any other historic features of the local area and settlements.
9. Landscapes	Uncertain	M T	R	A	L	?	?	?	Details of specific development sites needed to assess effects. Uncertain if distribution of growth likely to have an impact.	Landscape assessment required to identify suitable mitigation. Effects should be avoided.
10. Housing	Increased provision	LT	R	C	L	+	+/?	+	Large scale growth likely to increase provision across of range of dwelling types. Option 1 and 3 concentrates development between several Tier 2 settlements which may not be enough to meet the needs of those communities. Option 2 distributes the majority of development to Chippenham and Calne which gives the opportunity to meet the housing needs of those communities, but at the expense of more settlements being Tier 3 settlements.	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met.
11. Healthy Communities	Potential benefits	M T	R	A	L	+	+/?	++	Distribution across a wide range of towns and smaller settlements may provide opportunity to improve facilities across a range of communities. However, focused development may maximise overall	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban green space across all development.

									community benefit. Development across smaller settlements will be small scale and so opportunities may be more limited. Greater details required of site details. On balance development focussed at market towns and larger villages is likely to have the greatest community benefit.	
12. Poverty and Deprivation	Potential benefits	M T	R	A	L	+	-/?	++	Significant growth has the potential to promote social cohesion if variety of housing types promoted. And to improve conditions across a range of communities. Option 2 distributes the majority of development to Chippenham and Calne only which gives the opportunity to promote social cohesion in those communities, but at the expense of other settlements.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban green space.
13. Community Facilities	Potential effects	M T	R	A	L	-/?	-/?	++	Distribution across a wide range of smaller settlements may provide an opportunity to improve facilities across a range of communities. However, focused development may maximise community benefit. Greater details of development required to assess.	Good access to a range of key infrastructure is needed across all development. Further details required to assess. Proper planning should ensure services expand as the population expand to maintain existing levels of service
14. Education and Skills	Uncertain	M T	R	A	L	?	-/?	+/?	Focusing development in Chippenham and Tier 2 settlements may allow new school provision to be made to serve those communities and the surrounding areas. Calne is the only Tier 2 settlement in Option 2, which may affect school provision for wider communities. In all 3 options, development in Tier 3 settlements may not be sufficient to maintain or improve school provision in those communities. Lack of evidence to assess.	Greater detail required to assess impacts of development on education provision. Mixed use development, or development in proximity to new employment, should be sought to provide new opportunities.
15. Transport	Potential	LT	R	C	L	-	-	+	Distribution of development across a wide range of towns and smaller	Car use should be limited. A variety of schemes should be pursued to

	effects								settlements is likely to increase use of private transport. Improvements to public transport would be more beneficial if development was more focused. More focussed development is likely to help reduce the use of private transport. Although Option 2 focuses development on Chippenham and Calne, a large number of tier 3 settlements are also included.	encourage public transport use and maximise connectivity with key services
16. Economy	Potential effects	LT	R	C	L	-/?	-/?	+	Large scale investment maybe more likely if development was more focused on the SSCT and larger towns. Distribution of housing across wider settlements maybe less attractive to employers. Focused development may provide a more accessible workforce for potential employers and investors. Option 3 may present the most balanced approach.	Sufficient employment land should be allocated to provide mixed and sustainable development overall. Locations should be promoted which reflect the needs of employers and maximise benefits to the economy.
17. Employment	Potential effects	LT	R	C	L	-/?	-/?	+/?	Opportunities for employment may be improved with more focused development. This is also likely to be more favoured by employers.	It is anticipated that employment land would be best allocated towards the larger towns. There is a need to provide a range of employment sites to meet different employment needs.

Table A4.4: SA assessment of former West Wiltshire District Council Issues and Options Questions 4 and 5: spatial strategy options

Option 1 – Trowbridge (Development Policy A); Bradford on Avon, Melksham, Warminster, Westbury (Development Policy B); Atworth, Bratton, Broughton Gifford, Bulkington, Codford, Corsley, Dilton Marsh, Heytesbury, Hilperton, Holt, Horningsham, Keevil, Limpley Stoke, Longbridge Deverill, Monkton Farleigh, North Bradley, Semington, Southwick, Staverton, Steeple Ashton, Sutton Veny, Westwood, Wingfield and Winlsey (Development Policy C).

Option 2 – Trowbridge (Development Policy A); Melksham, Warminster, Westbury (Development Policy B); Bradford on Avon, Atworth, Bratton, Broughton Gifford, Codford, Corsley, Dilton Marsh, Heytesbury, Hilperton, Holt, Horningsham, Monkton Farleigh, North Bradley, Southwick, Steeple Ashton, Westwood, Winlsey (Development Policy C).

Option 3 – Trowbridge (Development Policy A); Melksham, Warminster (Development Policy B); Bradford on Avon, Westbury, Bratton, Broughton Gifford, Codford, Dilton Marsh, Heytesbury, Hilperton, Holt, Southwick, Westwood, Winlsey (Development Policy C).

SA Objective	Nature of Effect	Assessment of Effects				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2	Op 3		
1. Biodiversity	Some loss of biodiversity	M T	R	A	L	-	-/?	-/?	Significant housing growth is likely to have some impacts. Specific details required to assess effects. Development across a wider range of towns and smaller settlements may have a larger impact on rural areas, simply as a greater number of sites, particularly located in rural areas will be affected which is more likely to lead to expansion into the countryside.	Detailed assessment required. Preference should be given to PDL. Natural features should be retained where possible and habitat fragmentation should be avoided. Suitable habitat creation may be necessary.
2. Land and Soil	Some loss of Greenfield Land likely	LT	I	A	L	-	-/?	-/?	Details of development sites needed to assess effects. Large scale growth is likely to rely on some use of Greenfield Land. Use of a wide range of towns and smaller predominantly rural settlements likely to have a greater impact on high quality agricultural land as a larger number of sites will be affected. Option 1 would affect the largest number of settlements and would be likely to have the greatest impact.	Detailed assessment required. PDL should be used where possible along with maximum viable densities to create sustainable communities. Loss of high quality agricultural land should be avoided.
3. Waste Management	Increase in waste/ some opportunities	LT	R	A	L	?	?	+/?	Large scale growth will increase waste. Small scale development across a wide range of settlements may present opportunities to improve recycling and waste collection across a wider range of communities. However, more focused development may help to facilitate energy from waste schemes.	High standards of sustainable waste management and recycling should be sought for all development at large and small scale. Opportunities for renewable energy from waste should be investigated.
4. Water Resources	Increased water use	LT	R	C	L	-	-	-	Large scale growth will increase water use. Further investigation required to establish if distribution of growth would affect impact. The impact of development in the Warminster area may impact on phosphate levels in the River Avon SAC downstream and will be subject to HRA.	High standards of water efficiency are required in all development to reduce demand. Water saving measures should also be incorporated.

5. Flood Risk	Increased run off and flood risk	LT	R	A	L	-/?	-/?	-/?	Increased development is likely to increase run off and flood risk. Further site specific details are required to assess if development would occur on the flood plain.	Use of SUDS and other technology required in all development to ensure flood risk is not increased elsewhere.
6. Air Quality and Environmental Pollution	Some increase in pollution likely	LT	R	A	L	-	-/?	-/?	Development across a wide range of towns and smaller settlements is likely to increase car use overall. More focused development may help reduce car use and increase the value of any public transport improvements to be implemented. Any large scale growth within Bradford on Avon is likely to exacerbate existing issues associated with congestion. There is a lack of detail to comment on other forms of environmental pollution	Car use should be limited. A variety of schemes should be pursued to encourage non car based journeys and maximise connectivity by public transport to key services.
7. Climatic Factors	Increased GHG Emissions	LT	I	B	L	-/?	-/?	-/?	Additional dwellings are likely to increase GHG emissions through construction/ energy use and consumption. Distribution of growth may present greater opportunities for small scale renewable energy schemes across a larger number of communities. However, more focussed development may present opportunities for larger scale renewable schemes which could benefit the wider community. Details of development proposals required to assess.	High sustainable construction and renewable energy standards required. Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.
8. Historic Environment	Uncertain	LT	R	A	L	?	?	+/?	Details of specific development sites needed to assess effects. Growth across a wide range of rural settlements may have greater impact on Conservation Areas. However, more focused development may reduce impacts and present	High design standards are required to ensure compatibility with any Conservation Areas and any other historic features of the local area and settlements.

									opportunities to achieve higher design standards.	
9. Landscapes	Uncertain	M T	R	A	L	?	?	?	Details of specific development sites needed to assess effects. Uncertain if distribution of growth likely to have an impact.	Landscape assessment required to identify suitable mitigation. Effects should be avoided.
10. Housing	Increased provision	LT	R	C	L	+/?	+/?	+	Large scale growth likely to increase provision across of range of dwelling types. Distribution across a wide range of towns and smaller settlements likely to benefit wider range of communities. More Focused growth may present opportunities for greater diversity of dwelling types.	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met.
11. Healthy Communities	Potential benefits	M T	R	A	L	+	+	++	Distribution across a wide range of towns and smaller settlements may provide opportunity to improve facilities across a range of communities. However, focused development may maximise overall community benefit. Development across smaller settlements will be small scale and so opportunities may be more limited. Greater details required of site details. On balance development focused at market towns and larger villages is likely to have the greatest community benefit.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace across all development.
12. Poverty and Deprivation	Potential benefits	M T	R	A	L	-/?	+	++	Potential to promote social cohesion if variety of housing types promoted. Distribution across a wide range of towns and smaller settlements may provide opportunity to improve conditions across a range of communities. However, focused development may maximise benefit to the area overall.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.

13. Community Facilities	Potential benefits	M T	R	A	L	-/?	+	++	Distribution across a wide range of smaller settlements may provide an opportunity to improve facilities across a range of communities. However, focused development may maximise community benefit. Greater details of development required to assess.	Good access to a range of key infrastructure is needed across all development. Further details required to assess. Proper planning should ensure services expand as the population expand to maintain existing levels of service
14. Education and Skills	Uncertain	M T	R	A	L	?	?	+/?	Development across smaller settlements may help to maintain a wider number of existing schools. However, more focused development may allow new school provision to be made. Option 3 focuses development at the main market towns and larger villages which should have greatest benefit. Lack of evidence to assess.	Greater detail required to assess impacts of development on education provision. Mixed use development, or development in proximity to new employment, should be sought to provide new opportunities for school leavers.
15. Transport	Potential effects	LT	R	C	L	-	-	+	Distribution of development across a wide range of towns and smaller settlements is likely to increase use of private transport. Improvements to public transport would be more beneficial if development was more focused. More focused development is likely to help reduce the use of private transport. Any large scale development within Bradford on Avon is likely to exacerbate an issue concerning congestion.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services
16. Economy	Potential effects	LT	R	C	L	-/?	-/?	+	Large scale investment maybe more likely if development was more focused on the SSCT and larger towns. Distribution of housing across wider settlements maybe less attractive to employers. Focused development may provide a more accessible workforce for potential employers and investors. Option 3 is likely to present the most favoured approach.	Sufficient employment land should be allocated to provide mixed and sustainable development overall. Locations should be promoted which reflect the needs of employers and maximise benefits to the economy.
17.	Potential	LT	R	C	L	-/?	-/?	+	Opportunities for employment may	It is anticipated that employment

Employment	effects									be improved with more focused development. This is also likely to be more favoured by employers.	land would be best allocated towards the larger towns. There is a need to provide a range of employment sites to meet different employment needs.
------------	---------	--	--	--	--	--	--	--	--	--	---

Table A4.5: SA assessment of former West Wiltshire District Council Issues and Options Questions 32 and 33: employment land supply needs for Trowbridge

Option 1 - Identify one or two large new strategic employment sites to accommodate all of the town's future employment needs.											
Option 2 - Identify a number of smaller employment sites within new housing developments to accommodate some of the town's needs, with the remainder being met through the redevelopment and expansion of existing employment sites within the town.											
Option 3 - Identify one or two strategic employment sites at Trowbridge but seek to meet the remaining need through other sites located within the town's commute to work area – i.e. well located sites at nearby towns.											
SA Objective	Nature of Effect	Assessment of Effects				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures	
		T	R	S	L	Op 1	Op 2	Op 3			
1. Biodiversity	Loss of biodiversity uncertain	M T	R	A	L	-/?	?	?	Significant employment growth is likely to have some impacts. Development at focused locations should reduce the impacts overall, but this will depend on the choice of sites. Redevelopment of existing sites may be beneficial. Specific details required to assess effects.	Detailed assessment required. Natural features should be retained where possible and habitat fragmentation should be avoided. Suitable habitat creation may be necessary.	
2. Land and Soil	Some loss of Greenfield Land likely	LT	I	A	L	-/?	-/?	-/?	Details of development sites needed to assess effects. Large scale growth is likely to rely on use of Greenfield Land. However, the use of a wide range of sites may have a greater impact. The redevelopment of existing sites may be beneficial.	Detailed assessment required. PDL should be used where possible. Loss of high quality agricultural land should be avoided.	
3. Waste Management	Increase in waste/ some	LT	R	A	L	?	?	?	Large scale growth will increase waste. Focused larger scale	High standards of sustainable waste management and recycling	

	opportunities								development may present opportunities for large scale energy from waste schemes. However, development across a wider range of locations may present greater opportunity to improve recycling and waste collection across more sites.	should be sought for all development at large and small scale. Opportunities for renewable energy from waste should be investigated.
4. Water Resources	Increased water use	LT	R	C	L	-	-	-	Large scale growth will increase water use. Further investigation required to establish if distribution of growth would affect impact.	High standards of water efficiency are required in all development to reduce demand. Water saving measures should also be incorporated.
5. Flood Risk	Increased run off	LT	R	A	L	-/?	-/?	-/?	Increased development is likely to increase run off and flood risk. Further details required to assess if development would occur on the flood plain.	Use of SUDS and other technology required in all development to ensure flood risk is not increased elsewhere.
6. Air Quality and Environmental Pollution	Some increase in pollution likely	LT	R	A	L	-/?	?	?	Focused employment growth may reduce car use if new workers live locally. However, new workers are more likely to commute from their existing homes which may increase car use. Employment growth linked to new housing growth or located at a number of towns; should maximise the opportunity to reduce car use.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services
7. Climatic Factors	Increased GHG Emissions	LT	I	B	L	-/?	-/?	-/?	Employment growth is likely to increase GHG emissions through construction/ energy use and consumption. Focussed development may provide opportunities for larger scale renewable energy schemes. However, more distributed growth may present some opportunities for	High sustainable construction and renewable energy standards required. Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.

									small scale renewable energy schemes across a larger number of communities.	
8. Historic Environment	Potential benefits	LT	R	A	L	+/?	?	?	Details of specific development sites needed to assess effects. More focussed development may reduce impacts on Conservation Areas and present opportunities to achieve higher design standards.	High design standards are required to ensure compatibility with any Conservation Areas and any other historic features of the local area and settlements.
9. Landscapes	Uncertain	M T	R	A	L	?	?	?	Details of specific development sites needed to assess effects. Uncertain if distribution of growth likely to have an impact.	Landscape assessment required to identify suitable mitigation. Effects should be avoided.
10. Housing	No contribution to housing need	LT	R	A	L	-	?	-/?	Sole employment sites will not contribute to housing need. Employment sites located in proximity to a range of housing sites should reduce the need for commuting. But, existing sites may not be in most accessible locations. Details required to assess impacts. Employment growth across a range of settlements should reduce commuting.	Ensure employment sites located in proximity to existing or new housing in accessible locations.
11. Healthy Communities	Uncertain	M T	R	A	L	?	+	+	Focused development may only allow facilities to be improved in a smaller range of communities. Greater details required of site details.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban Greenspace across all development.
12. Poverty and Deprivation	Uncertain	M T	R	A	L	?	+/?	+/?	Sole employment development is unlikely to have large positive effects. Focused development may reduce the opportunity to influence a wide range of communities. Site specific details required to assess.	Energy efficient and accessible development should be sought with high quality design standards and good access to urban Greenspace.
13. Community	Potential	M	R	A	L	-/?	+/?	+/?	Focused development may increase	Good access to a range of key

Facilities	effects	T							the need for commuting and therefore reduce access. Distribution across a wide range of locations, linked to housing sites should improve access to services. Greater details of development required to assess.	infrastructure is needed across all development. Further details required to assess.
14. Education and Skills	Potential effects	M T	R	A	L	-/?	+/?	+/?	Focused development will only provide new job opportunities in few and selective locations. This may limit any benefits to a limited range of communities. However, development across a range of locations in proximity to new housing sites should help provide access to new jobs across more communities.	Mixed use development, or development in proximity to new housing, should be sought to provide new opportunities for school leavers across a number of settlements.
15. Transport	Potential effects	LT	R	C	L	-/?	-/?	-/?	More focused development may increase use of public transport as development more likely to be in accessible locations. Any improvements to public transport should have greater effect. However, distribution of development across a wider range of locations may increase private transport use. Development across a wide range of settlements may increase public transport use if the sites were well located. Site specific details required to assess.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.
16. Economy	Potential benefits	LT	R	C	L	+/?	-/?	+/?	An increase in employment provision will provide improvements to the local economy. Focused development in accessible locations more likely to attract large scale investment. Development at multiple locations may be less desirable to developers.	Additional employment provision should match local needs as closely as possible and be in accessible locations.

									Efficiencies from firms co-locating may be more difficult.	
17. Employment	Potential benefits	LT	R	C	L	+?	-/?	+/?	<p>More focused development maybe more likely to attract larger scale investment which in turn may provide a greater number of new jobs.</p> <p>Provision across a range of smaller settlements may provide additional employment across more communities. However, large strategic sites will be more attractive to developers and so a balanced approach should be pursued.</p>	Additional employment provision should match local needs as closely as possible and be in accessible locations.

Appendix 5: SA Assessment of Strategic Site Options

Key:

T = Temporal Scale (Short Term, ST; Medium Term, MT; Long Term, LT)

R = Reversibility (Reversible, R; Irreversible, I)

S = Spatial Scale (Area Specific, A; County Specific, C; Cross Border, B)

L = Likelihood (Likely, L; Unlikely, U)

Sig = Significance (see below)

Significance Assessment	Description
++	Option would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Option would have a minor positive effect.
?	Effect of option is uncertain.
0	Option would have a neutral effect.
-	Option would have a minor adverse effect.
--	The option would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

Table A5.1: SA assessment of strategic site options for Chippenham

<p>Name: Option 1 - North Urban Extension (Land at North East Chippenham between Malmesbury Road and Maud Heath Causeway,) East Urban Extension (Land East of Chippenham, Land North of London Road and West of Stanley Lane; Land to the South West of Abbeyfield School) South Urban Extension (Showell Farm, Hunters Moon – Employment Only); Town Centre Strategic Site (To include regeneration sites)</p> <p>Name: Option 2 - East Urban Extension (Land East of Chippenham, Land North of London Road and West of Stanley Lane; Land to the South West of Abbeyfield School) South Urban Extension (Showell Farm, Hunters Moon – Employment Only); Town Centre Strategic Site (To include regeneration sites)</p> <p>Name: Option 3 - South Urban Extension (Showell Farm; Land South of Pewsham; Land South of Pewsham Way; Forest Farm; Employment Only – Showell Farm; Hunters Moon) North Chippenham (Hills Corner – Employment Only); Town Centre Strategic Site (To include regeneration sites)</p> <p>Name: Option 4 - North Urban Extension (Land at North East Chippenham between Malmesbury Road and Maud Heath Causeway,) South Urban Extension (Showell Farm; Land South of Pewsham; Land South of Pewsham Way; Forest Farm; Employment Only – Showell Farm; Hunters Moon) North Chippenham (Hills Corner – Employment Only); Town Centre Strategic Site (To include regeneration sites)</p>											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op4		
1. Biodiversity	Potential Impacts	MT	R	A	L	-	-	-	-	<p>The North Urban Extension Site is located in close proximity to Birds Marsh Wood and several rights of way routes pass through the site to the wood.</p> <p>The East Urban Extension Site contains the Bristol River Avon CWS. Bencroft Hill Meadow SSSI is within 1km. In both cases, some effects on biodiversity likely.</p> <p>The south urban extension area contains a number of CWSs and protected species records.</p> <p>The Town Centre Strategic Site contains several regeneration sites and significant effects on biodiversity are unlikely. Further assessment is necessary.</p>	A survey is required to investigate the nature of impacts and recommend suitable mitigation, particularly in relation to the SSSI. GI and habitats creation required to ensure no overall impacts through development. GI can ensure that existing habitats are strengthened through ongoing, sensitive management.
2. Land and Soil	Loss of Greenfield land	LT	I	A	L	-	-	-	-	<p>The proposed urban extensions are on Greenfield land.</p> <p>The East Urban Extension site includes some Grade 1 agricultural land. However, the site should be large enough to avoid developing this land.</p> <p>Connecting the northern site to the gas mains may be problematical.</p>	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. Further investigation is required concerning the compatibility of development regarding the electricity tower line and the potential for the northern site to be connected to the gas mains.

										Further assessment is necessary.	
3. Waste Management	Increase in waste/ opportunities	LT	R	A	L	-/?	-/?	-/?	-/?	Increased development will increase waste. However, the urban extension sites and the level of development required for Chippenham, will provide opportunity for development to include high recycling and waste management facilities for the community.	A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards. Opportunities for energy from waste schemes should be pursued. Development could provide improved facilities to the community.
4. Water Resources	Increase in water use/ likely effects	LT	R	C	L	-	-	-/?	-/?	No details of how the site would be developed are available. Further details are required to assess. STW in the town is remote from Option 1 & 2 sites and connection may be costly. Water supply to Option 1 & 2 sites would need to cross the Railway. Further investigation is required. A STW is located on part of Option 3 & 4 sites and a 15m or greater buffer would need to be left clear around the works.	The CSH score for any proposed development should include at least Code 3 for water resources and water consumption should be a maximum of 130 litres per person per day. Further investigation is required to assess impacts of connecting the site to the water mains. The impact associated with the STW should be investigated.
5. Flood Risk	Potential flood risk and increased run off	LT	R	A	L	--	--	--	--	The North Urban Extension site and the employment sites at Showell Farm and Hunters Moon are both located in FZ1 and the East Urban Extension Site is partly located in FZ2/3. However, the sites are large enough to accommodate development and suitable surface water management within FZ1. Infrastructure providers have indicated that part of the east urban extension site is in SPZ2. EA Groundwater Protection Policy should be referred to, to ensure the type of development to be considered is appropriate. The Town Centre Strategic site contains some land within FZ2/3. The Hygrade Regeneration Site is adjacent to the river and lies entirely within the FZ2/3. Therefore, SFRA Level 2 will be required. A substantial component of the southern site is located in FZ2 and 3. However, the site should be large enough for development to be located within FZ1.	SFRA Level 2 required if cannot fit all of dev in FZ1. Otherwise if all in FZ1 a surface water management plan and FRA would be required from developer. A Level 2 SFRA will be required for Town Centre Sites. Part of the East Urban Extension site is in SPZ2. EA Groundwater Protection Policy should be referred to, to ensure the type of development to be considered is appropriate.

6. Air Quality and Environmental Pollution	Some increase in pollution/ uncertain	LT	R	A	L	--	--	--	--	Some increase in car use would be likely from development. Out-commuting via the M4 is likely from the North and East sites. Innovative and sustainable transport solutions will be required. The development should be as self contained as possible. The provision of a new distributor road would be essential if the eastern site were developed. Development to the north and east may help facilitate this. Opportunities exist to provide public transport, cycle and pedestrian routes linking with the town centre. There is a lack of detail to comment on other forms of environmental pollution. Options 3 & 4 - Infrastructure providers indicate that these sites are more remote from the town centre and there will be increased reliance on the car. However, opportunities exist to provide public transport through the site to the town centre. The site is also in proximity to existing and proposed employment sites to the south of Chippenham. New road access would also be needed, although this could link to the A350 south of Chippenham which is an important north south corridor.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Opportunities to provide public transport, cycle and pedestrian routes linking the town centre should be investigated. Innovative sustainable transport solutions will be needed. Developments should be as self-contained as possible. The need for a distributor road should be investigated further.
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider need of the town.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	O	Although the town centre site is partly located within a Conservation Area, the majority of the options are not. However, high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town.
9. Landscapes	Impacts uncertain	MT	R	A	L	?	?	?	?	Any landscape impacts are thought to be minimal. Further investigation would be	Detailed landscape assessment required to assess impacts and identify suitable

										required to assess potential effects.	mitigation.
10. Housing	Housing provision	LT	R	C	L	++	++	+	+	All of the options could meet the identified need and provide the opportunity for a range of dwelling types. The north and east urban extension sites will provide sustainable locations for mixed-use development. Option 3 may be for sole housing and would therefore be less self contained as alternatives.	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	Potential benefits	MT	R	A	L	+	+	+	+	As a mixed use development in a sustainable location, opportunities exist to promote healthy lifestyles and provide additional GI. A new GP surgery is likely to be required as part of the eastern and southern sites. Potential exists for large scale GI creation.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace
13. Community Facilities	Potential benefits/ uncertain	MT	R	A	L	+/?	+/?	+/?	+/?	The urban extensions provide the opportunity for some community facilities onsite and to provide additional GI for the town. There is the opportunity for some community facilities to be provided within the town centre strategic site which will help to meet the needs of the wider Chippenham area. There is an opportunity to provide GI in the area near to the River within the East Urban Extension Site and to link with the river area within the Town Centre Strategic Site. Infrastructure providers have said that the southern site is the furthest from existing infrastructure. The development could provide additional GI for the town, particularly in the Rowden area near to the River. However, the area is more remote from the town centre.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required to promote public transport use. Ensure development is well served by range of key infrastructure.
14. Education and Skills	Potential benefits/	MT	R	A	L	+	+	+/?	+/?	The provision of additional employment helps increase the range of jobs available	Mixed use development should be pursued which provides suitable employment

	uncertain									<p>within the town.</p> <p>The LEA has indicated a need for one new primary school (in the north urban extension site, and two in the east urban extension site) and the need for additional secondary school provision. The east urban extension site is in close proximity to an existing secondary school, which has some spare capacity and development may facilitate additional expansion. Further modelling work is required.</p> <p>Options 3 & 4 less favoured by LEA. The southern site is less well related to an existing secondary school.</p>	provision for the town.
15. Transport	Some impacts/opportunities to minimise	LT	R	C	L	--	--	--	--	<p>Traffic modelling indicates that the north and east urban extension sites perform well (based on a new road crossing the railway to link with the eastern site to avoid through town centre traffic). Southern employment sites are more remote from the town centre, however they have good strategic access to the A350.</p> <p>The A350 becomes increasingly congested, causing problems elsewhere on the network. The outcome of initial scenario testing using the Chippenham Traffic Model has indicated that a southern development option is the third best option in traffic terms.</p> <p>The southern site is detached from the town and is likely to rely heavily on the use of the car for access. The area would require new road infrastructure and a new bus service (potentially linking Lackham College via the South of Pewsham site. Out commuting via the M4 is a problem. However, large scale development, with provision of employment land and infrastructure can help to ensure Chippenham is self contained.</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services. Emphasis required maximising public transport connectivity. Further traffic modelling work is required.
16. Economy	Benefits to economy	LT	R	C	L	++	++	-	++	<p>An increase in employment provision through likely mixed development.</p>	Additional employment should be matched as closely as possible to local needs with

										<p>Development helps to provide sustainable and balanced housing and employment provision.</p> <p>The north and east sites would be mixed use and include substantial employment growth. This also helps enhance the status of Chippenham as an SSCT.</p> <p>The Town Centre Strategic Site contains some employment sites which should be retained. These include Langley Park.</p> <p>Option 3 - although employment provision would be made to the north and south of Chippenham, the main housing provision would be located on a separate southern site. This option does not provide mixed use development on a self contained location.</p> <p>Option 4 - If housing is split between the north and south this would improve the balance between housing and employment across the town. This option may contain mixed use development.</p>	every effort to employ local people where appropriate.
17. Employment	Benefits to economy	LT	R	C	L	++	++	-	++	<p>Some employment land is contained within the urban extension sites and the regeneration site within the town centre strategic site also provides employment opportunities. Development helps to provide greater housing choice for workforce in sustainable locations, and offers the opportunity to provide balanced housing and employment provision. This will enhance Chippenham's status as an SSCT and ensure the town is self-contained.</p> <p>Option 3 - although additional employment would be provided, this would not be within self-contained urban extensions. Housing and employment sites are less well related to each other than alternatives.</p> <p>Option 4 could also deliver mixed use development and would therefore contribute to creating new jobs.</p>	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.2: SA assessment of strategic site options for Trowbridge

Name:											
Option 1 – Land South of Paxcroft Mead; Land North of West Ashton Road; Land South of Green Lane; Land North of Green Lane; Land North of Drynham Lane; Land South West of Ashton Road; Land at Drynham Farm; Land at Lower Biss Farm; and Land North of Yarnbrook.											
Option 2 – Land South of Paxcroft Mead; Land North of West Ashton Road; Land South of Green Lane; Land North of Green Lane; Drynham Road; Land off A363; former WWDC offices; Land adj Church Lane; South West of Trowbridge – Woodmarsh											
Option 4 – Land South of Paxcroft Mead; Land North of West Ashton Road; Land South of Green Lane; Land North of Green Lane; Former Nursery Marsh Road; Land East of Hilperton; Land off the Street Hilperton; Marsh Farm Hilperton; Church Farm; Land Rear of the Street Hilperton; Land Rear of the Lion and Fiddle; Land to the rear of 116 and 118 Trowbridge Road; The Grange and land adj Ashton Road; Land South of Devizes Road; Enniswood House Devizes Road; Blue Hills Devizes Road; Land East of Wyke Road; Land at Hilperton Gap; South West of Trowbridge Woodmarsh											
Option 5 – This option consists of the Option 1 sites plus: Land East of Wyke Road; and Land at Hilperton Gap											
SA Objective	Nature of Effect	Assessment of Effect				Sig				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2	Op 4	Op 5		
1. Biodiversity	Potential impacts/opportunities for enhancement	ST	R	B	L	-/?	-	-	-/?	Options 1, 2, 4 and 5 include sites to the east of Trowbridge. A number of protected species are present on these sites (including otters and water voles) and surveys would be required to assess impacts. A water course runs through the site which would need protecting. Part of the site includes an SNA, and parts of the site are adjacent to a CWS and Ancient Woodland. This habitat is important for bats. However, the site is large enough to mean that any development could provide significant habitat creation and a river corridor and provide overall enhancement. For Option 2, provision of smaller and separate sites may reduce the opportunities for enhancement overall. For the northern part of Option 4, this area includes the Kennet and Avon canal; along with a series of ditches, these are	A survey is required to investigate the nature of impacts and recommend suitable mitigation. GI and habitats creation required to ensure no overall impacts through development. A water course corridor would be required. Appropriate buffer zones would be required and protection for the CWS and Ancient Woodland. Suitable corridors should be created. Recreational land would also be required to reduce pressure on areas important for wildlife. Overall enhancement should be sought through development.

										important for Water Voles. There may be other protected species such as GCN. The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed.	
2. Land and Soil	Loss of Greenfield land	LT	I	A	L	-	-	-	-	For Options 1, 2, 4 and 5 any development would occur on Greenfield land, although this does not include G1 or G2 agricultural land. Parts of Option 4 are PDL. A large part of the northern sites within Option 4 are within a Minerals Preferred Area and further investigation is required to assess impacts.	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. Investigation if whether there are likely to be any impacts of development on the Minerals Preferred Area for Option 4.
3. Waste Management	Increase in waste	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	Increased water use	LT	R	C	L	-	-	-/?	-	For Options 1, 2 and 5 there are capacity issues with the STW in the town and new infrastructure may be costly. The existing STW is also on the opposite side of the town. No details of how the site would be developed are available. Further details are required to assess. For Option 4 the existing STW is to the north west of Trowbridge and may be easier to connect to the northern part of the site.	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	Potential flood risk	LT	R	A	L	--	--	-	--	For the south eastern sites within Options 1, 2, 4 and 5 a sizable proportion of the site is within the floodplain, including functional floodplain. However, the site should be large enough to accommodate suitable surface water management. For Option 4, only parts of this option are within the floodplain, a smaller area is affected than alternatives.	A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that any development could occur in FZ1. Opportunities for an upstream attenuation basin to reduce flood risk in Trowbridge should also be investigated.
6. Air Quality and Environmental Pollution	Potential impacts/ uncertain	MT	R	A	L	++	?	--	-/?	Option 1 is well located between the town and the A350. A new secondary school could be located on this site which would help reduce through town traffic.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised.

										Development may also help facilitate improvements to the road network around Yarnbrook which are urgently needed. The site is well related to the existing highways and public transport network and opportunities exist to provide new services. As the site also includes a sizable proportion of employment land, opportunities to minimise out-commuting also exist. For Option 2, splitting development between sites may lessen opportunities to provide a new secondary school or to contribute to road network improvements around Yarnbrook. Separate sites may also be more difficult to service with public transport. The proposed employment site is less well integrated to the development overall and greater increases in car use may result. For Options 4 and 5 development would be split between the north and south. The majority of housing would be located to the north in Option 4 with employment to the south. The north area has good connectivity with the A350, but is likely to significantly increase cross town traffic. Proposed employment sites would be located in the south. Opportunities for integrated improvements to the A350 corridor may be lower. There is a lack of detail to comment on other forms of environmental pollution.	
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. A development of this size is likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider needs of the town.
8. Historic Environment	No likely effects (Options 1 and 2)	ST	R	A	U	O	O	-/?	-/?	For Options 1 and 2, the sites are not located within a Conservation Area, although high design standards would still	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and

	Potential effects/ uncertain (Options 4 and 5)									be required. For Options 4 and 5 parts of the northern sites are located within a Conservation Area. Any development would need to be sensitive to this issue. High design standards would be required.	town.
9. Landscapes	Impacts uncertain	MT	R	A	L	?	?	-/?	?	For Options 1 and 2 there would be some landscape impact from the south, but wider impacts are thought to be minimal. For Options 4 and 5 development to the north of Hilperton and in the Hilperton Gap may lead to landscape impacts. Further investigation would be required to assess overall potential effects.	Detailed landscape assessment required to assess impacts and identify suitable mitigation.
10. Housing	Housing provision	LT	R	C	L	++	++	+	++	For Option 1, 2, 4 and 5 development on this site is capable of meeting the identified need for the town. No details are available about the likely type of provision. Option 1 provides an ideal location for mixed use development. For Options 2, 4 and 5 splitting development would be less sustainable than alternatives. For Option 4 the location is less accessible than alternatives and would be unsuitable for mixed use development.	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	Potential benefits/ uncertain	MT	R	A	L	+	+/?	?	+	For Options 1 and 5, mixed use development in a sustainable location, opportunities exist to promote healthy lifestyles and provide additional GI. Significant GI will be required for flood mitigation and wildlife protection and the potential exists to provide a green corridor between the development and the town along the River Biss. For Option 2 the use of separate sites may reduce opportunities for providing additional GI and other benefits. For Option 4 there are fewer opportunities to provide GI routes to the town centre as for alternatives. The sites to the north of Trowbridge are large enough to be able to accommodate a park area	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace. At least equivalent alternative provision would be required should development take place in the Hilperton Gap.

										which could incorporate the Kennet and Avon canal. Parts of the Hilperton Gap area are used for recreational purposes and loss of this area would need to be replaced with at least equivalent space in a suitable sustainable location.	
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	+/?	+	For Options 1, 2, 4 and 5 a range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI. For Option 4 a reliance on car use may increase costs.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban Greenspace.
13. Community Facilities	Potential benefits/ uncertain	MT	R	A	L	+	+/?	+/?	+/?	For Option 1 development on this site would provide opportunities to provide a new secondary school in the town. The site is also large enough and well located to accommodate other infrastructure needed in the town. This should include a primary school and GP surgery, although the need for other infrastructure should be investigated. Specific development proposals would be required to assess impacts further. For Options 2, 4 and 5 splitting development across separate sites may reduce the opportunity to provide a coherent strategy for infrastructure provision and in the most sustainable locations. Splitting development with additional housing in the north would generate increased through town traffic.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by range of key infrastructure.
14. Education and Skills	Potential benefits (Options 1, 2 and 5) Potential impacts (Option 4)	MR	R	A	L	+	+/?	-	+	For Options 1 and 5, the provision of additional employment through mixed use development would help increase the range of jobs available within the town. Development on this site would provide an opportunity to provide a new secondary school in a sustainable location in the town which is needed. This would be accessible not only to the new development but the recent extension to the east of Trowbridge. Further primary school provision will also be needed through the	Mixed use development should be pursued to provide suitable employment provision for the town. The potential for a new secondary school should be examined along with appropriate primary school provision.

										development. For Option 2, the use of separate sites may lesson the opportunity to deliver a new school in a sustainable location. For Option 4, the use of separate sites across the town for housing and employment would reduce the opportunity to deliver a sustainable and coherent strategy for the town.	
15. Transport	Potential benefits/ uncertain	LT	R	C	L	++	?	--	?	For Option 1 the site is well located and has good public transport connectivity and safe pedestrian and cycling routes to the town centre could be provided. As development on this site would provide a considerable allocation of employment land, opportunities to reduce out-commuting would be maximized. This has been identified as a particular issue in Trowbridge. Development may also help to facilitate road improvements to the A350 around Yarnbrook which is also needed. The provision of a new secondary school would reduce the need for cross town traffic and help to ensure a coherent and sustainable urban development. Opportunities exist for any new development in Trowbridge to contribute to rail service improvements. However, some increases in private transport would still be likely. For Option 2, the use of separate sites would be more likely to increase car use and the proposed employment site is on the opposite side of the railway line to most of the proposed housing. This option may present less opportunity to facilitate the delivery of a new school which would lesson any reduction in cross town traffic. Separate sites would also be more difficult to service by public transport. For Option 4, the use of sites to the north of Trowbridge for housing and the south for employment would increase car use, cross town traffic and associated congestion and emission.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.

										Public transport solutions would be more difficult given the fragmented nature of development. For Option 5, splitting development with up to 1000 houses located in the north of the town would increase through town traffic. Car use would be likely to increase. Public transport solutions would need to cover more diverse parts of the town.	
16. Economy	Benefits to economy	LT	R	C	L	++	++	--	++	For Options 1, 2 and 5 an increase in employment provision through likely mixed development. Development helps to provide sustainable and balanced housing and employment provision. For Option 4, if the site is developed for sole housing, no benefit to the local economy. The locating of housing to the north of Trowbridge with employment land provision to the south would increase through town traffic and congestion. This option would not represent the most coherent approach and would have a negative effect on the economy.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Increased employment	LT	R	C	L	++	++	--	++	For Options 1, 2 and 5 increased employment provision through additional employment land. For Option 4 if the site is developed for sole housing this does not provide a direct employment benefit for the town. Increased congestion and travel costs would increase employment costs.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.3: SA assessment of strategic site options for Bradford on Avon

Name: Option 1 – Moulton Estate; Option 2 – Golf Course										
SA Objective	Nature of Effect	Assessment of Effect				Sig		Justification and Evidence	Suggested Mitigation and Enhancement Measures	
		T	R	S	L	Op 1	Op 2			
1. Biodiversity	Potential impact / opportunities for	ST	R	B	L	+	-/?	A potential loss of bat foraging ground to be investigated through the HRA. Option 1 is large enough to ensure development does not impact on the Combe Mine CWS and the R Avon CWS	Potential loss of bat foraging ground to be tested through HRA. Suitable mitigation required. Surveys required to investigate impacts on CWS's. GI and	

	enhancement (Option 1)							is not adjacent to the site. The R Avon CWS is adjacent to Option 2. Survey work required. Site can accommodate GI and habitat creation.	habitats creation required to ensure no overall impacts through development. A river corridor would be required for Option 2.
2. Land and Soil	Limited loss of Greenfield land	LT	I	A	L	-	-	Development will involve some loss of Greenfield land, although the sites are small and do not contain any G1 or 2 agricultural land. The options are not located within the Greenbelt (as most land around the town is). Option 2 is located on a former landfill site and high standards of contaminated land mitigation would be required.	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 for Option 2.
3. Waste Management	Increase in waste/ some opportunities (Option 1)	ST	R	A	L	+	-	Increased development will increase waste. Option 1 is proposed to be highly sustainable meeting a high CSH score. If this includes high recycling and waste management facilities the development could provide improved facilities to the community. No details of how Option 2 would be developed are available. Further details are required to assess.	A SWMP is required. The development should meet high waste management and recycling standards. A high CSH score should be sought.
4. Water Resources	Increased water use	LT	R	C	L	O	-	No specific issues have been identified through the infrastructure provider's consultation. Option 1 is proposed to be highly sustainable meeting a high CSH score. No details of how Option 2 would be developed are available. Further details are required to assess.	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	Increased run off should be avoided	ST	R	A	L	O	O	Option 1 is located in FZ1. Option 2 is partly located within the flood plain, but development can be located within FZ1. Both options are large enough to accommodate suitable surface water management.	A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that development can occur in FZ1 for Option 2.
6. Air Quality and Environmental Pollution	Some increase in pollution	MT	R	A	L	-	--	The town is subject to AQMA and this may be impacted by development. Option 1 has good public transport connectivity and is located north of the town, which should reduce any increase in through town traffic. Opportunities exist to provide safe pedestrian and cycling routes through the site to the town centre. Option 2 cannot be accessed directly by public transport. As the site is located south of the town, north bound traffic would increase town	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Safe pedestrian and cycling routes should be provided through the development to the town centre.

								centre congestion. There is a lack of detail to comment on other forms of environmental pollution.	
7. Climatic Factors	Potential for sustainable development/ minimal increases in GHG emissions (Option 1) Increased GHG emissions (Option 2)	LT	I	B	L	++	--	Option 1 is proposed to include on site renewable energy and construction will be to a high CSH score for sustainable construction. For Option 2 no details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the town's 2030 carbon neutral target.
8. Historic Environment	Impacts should be minimised	MT	R	A	L	?	?	Grade 1 Listed House and Gardens are adjacent to Option1 and should be protected from development impacts. The options are not located within a Conservation Area, although high design standards would be required to ensure there are no impacts.	The Grade 1 Listed House and Gardens should be protected and longer term opportunities to provide public access should be investigated. High design standards required to ensure no impact on the setting of the Conservation Area.
9. Landscapes	Some landscape impacts	MT	R	A	L	O	-	On Option 1 development can occur behind an existing tree/hedge line and landscape impacts should be minimal. An area of GI will be maintained on the south of the site which. For Option 2 the site is highly visible from north of the R Avon and housing to the south of the site. At present the sites use as a golf course extends the views of open countryside.	Development should be sensitive to landscape impacts and existing natural features should be protected. Detailed landscape assessment required to assess impacts and identify suitable mitigation.
10. Housing	Housing provision	LT	R	A	L	++	+	Both options can meet the identified need for the town providing a range of sizes, types and tenures. Option 2 is a less accessible and sustainable location.	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	Potential benefits Loss of recreational facilities	MT	R	A	L	+	--	As Option 1 is likely to be a mixed use development in a sustainable location, opportunities exist to promote healthy lifestyles and provide additional GI. The loss of the existing public golf course on Option 2 would need to be replaced. It is unclear if suitable locations are available. This is a well used local resource. The site may be for sole housing and	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban green space.

								is poorly located to include employment provision.	
12. Poverty and Deprivation	Potential benefits Potential benefits/ uncertain	MT	R	A	L	+	+/?	A range of sizes, tenures and types of housing provide opportunity to promote social cohesion. For Option 1 energy efficient standards are proposed with access to GI. Option 2 has poorer accessibility, particularly by public transport, this may increase costs to residents.	A good range of sizes, tenures and types should be provided. Energy efficient standards with access to GI should be pursued.
13. Community Facilities	Potential benefits (Option 1) Likely effects/ uncertain (Option 2)	MT	R	A	L	+	-/?	Option 1 is well located to town centre facilities and would provide additional GI for the town. Option 2 has poorer accessibility and is therefore less well related to town centre facilities. Development on Option 2 would result in a loss of GI although some provision could be incorporated into the site.	Safe pedestrian and cycle routes should be provided along with provision of GI. For Option 2 opportunities to improve accessibility to the site are required.
14. Education and Skills	Potential benefits/ uncertain (Option 1) Neutral effects (Option)	MR	R	A	L	+/?	O	For Option 1 the provision of additional employment helps increase the range of jobs available within the town. If Option 2 is developed for sole housing, no additional jobs are provided for the town. No negative issues associated with either option have been raised by the Education Authority.	Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing.
15. Transport	Some impacts/ opportunities to minimise (Option 1) Increased town centre congestion/ poor accessibility (Option 2)	LT	R	C	L	+/?	--	Option 1 is located in proximity to town centre with good public transport links. Opportunities to provide safe pedestrian routes to the town centre. Located north of R. Avon/ less contribution to town centre congestion. Option 2 is reported to have poor accessibility with no opportunities for providing public transport connectivity. As the site is located south of the R Avon, northbound traffic, to Bath, Bristol or the M4 would contribute to increased town centre congestion.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services
16. Economy	Benefits to economy (Option 1) No benefits to economy (Option 2)	LT	R	C	L	++	-	Option 1 includes employment space to allow expansion of an existing firm and prevent them re-locating away from the town, along with some additional provision. Additional access to historic buildings and garden in the longer term would provide improvements to the local economy through increased tourism. If Option 2 is developed for sole housing, no benefit to the local economy. There is a need to	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.

								improve the balance between housing and jobs within the town and this development would exacerbate this issue.	
17. Employment	Increased employment (Option 1) No benefits to employment (Option 2)	LT	R	C	L	++	-	For Option 1 an increase in employment provision within the town helps improve the balance between housing and jobs. The balance between housing and jobs in the town needs to be improved. Option 2 is unlikely to help deal with this issue.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Opportunities to increase local employment should be pursued for Option 2.

Table A5.4: SA assessment of strategic site options for Calne

<p>Name: Option1 - Land at Oxford Road, Penn Hill Farm, East Woodhill Road, East of Calne 1 and 2, Beaversbrook Farm and more effective use of the existing Portmarsh Estate.</p> <p>Name: Option 2 – Land at Quemerford , Land at Beaversbrook Farm and Existing Portmarsh Industrial Estate.</p> <p>Name: Option 3 - Land at Berhills Farm, Land off Longbarrow Road, Land off Castle Street, Land to the South of Castle Walk, Land at Beaversbrook Farm and existing Portmarsh Industrial Estate.</p> <p>Name: Option 4 - Land at Marden Hill Farm, Land at Silver Street, Land at Stockley Lane, Beaversbrook Farm and existing Portmarsh Industrial Estate.</p>											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op4		

1. Biodiversity	Potential impacts/ uncertain	ST	R	B	L	-/?	-/?	-	O	<p>A water course runs through Options 1 & 2 and water voles are thought to be present.</p> <p>Option 2 - Mature trees are located on this site which would need protecting.</p> <p>Option 3 - Provision of a buffer zone and water course corridor would significantly reduce the area of land available for development.</p> <p>Option 4 - No issues identified relating to potential wildlife impacts associated with future development.</p> <p>The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed.</p>	<p>A survey is required to investigate if there are any wildlife impacts. GI and habitats creation required to ensure no overall impacts through development and to reduce recreational pressure. A suitable water course corridor would also be needed.</p> <p>Alternative recreational space would be needed to alleviate any impacts on biodiversity.</p>
-----------------	---------------------------------	----	---	---	---	-----	-----	---	---	--	--

2. Land and Soil	Loss of Greenfield land. Option 3 - potential impact on existing pipelines	LT	I	A	L	-	-	-	-	<p>Option 1 - Greenfield land, although does not contain any G1 or G2 agricultural land. Two quarries located to the north-east and south of the site. The northern part of this site is a former landfill site and contaminated land remediation may be required.</p> <p>Option 2 - Greenfield land and includes some G1 agricultural land. Part of the site is within a Minerals Safeguarding Area and further assessment is needed. A stone quarry is located beneath a significant proportion of the site and will require a 250m exclusion zone.</p> <p>Option 3 – Greenfield land - part of the site is G1 agricultural land. Approx 50% of the site is covered by a Minerals Safeguarding Zone. There are a number of pipelines that converge on this site, which would require a buffer zone if development takes place.</p> <p>Option 4 – Greenfield land although the site does not contain G1 or G2 agricultural land. Pipelines run through the Marden Farm and Silver Street sites which will require a buffer zone if development takes place.</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. An adequate buffer zone will be required around the quarry sites. Further details required to assess impact on Mineral Safeguarding Area. Consideration should be given to the retention of G1 agricultural land. Initiate a 250m buffer zone around the Quarry. Option 3 & 4 - Further details required assessing buffer zone required to avoid incompatible development in proximity to the pipelines.</p>
3. Waste Management	Increase in waste	LT	R	A	L	-	-	-	-	<p>Increased development will increase waste. No details of possible future developments are available.</p> <p>Option 1 - Landfill sites are located to the south of this option which would require 250 m buffer zones.</p> <p>Option 2 - Waste sites are located on the site and would need appropriate buffer zones.</p>	<p>SWMP required for sites. Development should meet high waste management and recycling standards. The proposal should meet high CSH standards. Buffer zones would be required around waste sites.</p>

4. Water Resources	Increase in water use	LT	R	C	L	?	?	?	?	Options 1 to 3 - No details of how sites would be developed are available. Further details are required to assess. Option 2 - Consultation highlighted that connecting these sites to the STW would require linkages through the Town Centre. Option 3 - A section of the Wilts and Berks Canal passes through the site.	The CSH score for development should include at least Code 3 for water resources and water consumption should be a maximum of 130 litres per person per day. Further investigation is required concerning connection to the STW.
5. Flood Risk	Increased run off re Options 1,2 & 4. Option 3 - potential flood risk	ST/LT	R	A	L	O	O	--	O	Options 1 & 2- sites partly located within the flood plain but development can be located within FZ1. Sites large enough to accommodate suitable surface water management which could also serve as a river wildlife corridor. Option 3 - sizeable proportion of the site is within the floodplain, including functional floodplain. The floodplain splits the site and any development could only be accommodated on the southern and northern extremes of the area. Option 4 – site located in FZ1 and is large enough to accommodate suitable surface water management.	A surface water management strategy for development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that development can occur in FZ1. Option 3 - It is unclear if the site is large enough to accommodate development in FZ 1 or suitable surface water management.

<p>6. Air Quality and Environmental Pollution</p>	<p>Opportunities to minimise impacts</p> <p>Some increase in pollution at certain sites</p>	<p>LT</p>	<p>R</p>	<p>A</p>	<p>L</p>	<p>+/?</p>	<p>+/?</p>	<p>-</p>	<p>-/?</p>	<p>Option 1 - some increase in car use would be likely from development, although public transport to the north of the site is reported to be good. Development may help facilitate new road infrastructure which may reduce town centre congestion. Quarries and waste sites are present on the site which would require suitable buffer zones. There is a lack of detail to comment on other forms of environmental pollution.</p> <p>Option 2 - site is well related to the town centre and existing secondary school. The site is less well related to existing and proposed employment sites.</p> <p>Option 3 - site scores well in the Strategic Transport Assessment and public transport connectivity is reported to be good. The Berhills Site is bounded by the A4 and there may be noise implications.</p> <p>Option 4 - site is reported to have poor public transport connectivity than alternatives and is not in close proximity to existing or proposed employment sites. However, the site is adjacent to the existing secondary school in the town.</p> <p>Overall, an increase in car use would be likely and transport solutions would be required. Further assessment is needed.</p>	<p>Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Further investigation is required to examine if new roads could contribute towards reducing town centre congestion. Suitable buffer zones are required around the quarry and waste sites.</p>
--	---	-----------	----------	----------	----------	------------	------------	----------	------------	---	---

7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider need of the town.
8. Historic Environment	Some options likely to impact upon Conservation Areas and other features	ST/ LT	R	A	L	O	-	-	-	Option 1 - site is not located within a Conservation Area. Option 2 - site is partially within a Conservation Area and high design standards required which are sensitive to this factor. A Scheduled Ancient Monument is located on part of the site, along with preserved medieval earthworks. Option 3 - Medieval earthworks have been discovered on the site along with Roman finds. These are likely to be of Scheduled quality. The site is also near to a Conservation Area. Option 4 - Archaeological sites are located nearby and would need a buffer zone.	High design standards required to protect and enhance Conservation Areas and meet other objectives and ensure compatibility with historic features of the local area and town. Option 3 - Investigation is also required relating to any potential impacts on the earthworks, SAMS and other features.

9. Landscapes	Impacts uncertain	MT /LT	R	A	L	?	-	-	?	<p>Option 1 - Any landscape impacts are thought to be minimal, although an AONB is in reasonable proximity. Further investigation would be required to assess potential effects.</p> <p>Option 2 - sites are adjacent to an AONB and any development could potentially have an impact on the setting of this area. This site is also low lying compared to the surrounding landscape and development could have an impact on the setting of the Cherhill White Horse. Any development would need to be sensitive to this issue.</p> <p>Option 3 - Some effects on landscape likely as the Berhills site is partially located within an SLA.</p> <p>Option 4 - Any landscape impacts are thought to be minimal although the site is near to an SLA.</p>	Detailed landscape assessment required to assess impacts of each option and identify suitable mitigation.
10. Housing	Housing provision	LT	R	C	L	++	++	++	+	<p>Options 1,2 & 3 - Development on these sites is capable of making a significant contribution to the identified need for the town. No details are available about the likely type of provision. The sites are well related to existing housing and could provide a location for the development of sustainable and mixed housing.</p> <p>Option 4 - Scope for a range of dwelling types. The site is less well related to the town than alternatives.</p>	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	A range of benefits possible with some uncertainties	MT /LT	R	A	L	+	-	-	+	Options 1 and 4. Opportunities exist to promote additional GI and this could be incorporated within flood risk management land or a watercourse buffer zone. Option 2 - part of the site is used for recreational use - alternative provision would be required to at least equivalent standard. Option 3 - site is used for recreation and has numerous footpaths crossing it. There is also a cycle way located along the route of a former railway line. This does provide pedestrian and cycle linkages to the town. Some amenity function could be accommodated on land required for flood mitigation.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace. Further investigation is required to assess impacts or benefits. Provision should be made for alternative recreational space that is required to at least equivalent standard.
12. Poverty and Deprivation	Potential benefits with some uncertainties	MT	R	A	L	+	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient development should be sought with high quality design standards and good access to urban greenspace.

13. Community Facilities	Impacts uncertain	MT	R	A	L	+	+	?	+	<p>It is unclear if the sites would be suitable to accommodate additional community facilities.</p> <p>Option 1 - site is extremely well located and near to proposed additional employment land. The higher range of housing envisaged would require considerable additional infrastructure provision in the town, including an additional GP surgery. Specific development proposals would be required to assess impacts further.</p> <p>Option 2 – as (1) and near to the existing secondary school.</p> <p>Option 3 - It is unclear if the site would be large enough, given other constraints. However, the site has good public transport connectivity.</p> <p>Option 4 – as (1).</p>	<p>Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by range of key infrastructure. Further investigation is required to assess the scale of appropriate growth and infrastructure needs.</p>
14. Education and Skills	<p>Option 1 - Potential benefits/ uncertain</p> <p>Options 2,3,4 Neutral effects likely</p>	MT	R	A	L	+/?	O	O	O	<p>Option 1 - The provision of additional employment through mixed use development would help increase the range of jobs available within the town. No negative issues associated with this development have been raised by the Education Authority. The higher end of growth envisaged would require two additional primary schools and expansion of the secondary school.</p> <p>Options 2,3,4 - If the site is developed for sole housing, no additional jobs are provided for the town.</p>	<p>Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing. Mixed use development should be pursued which provides suitable employment provision for the town. Further investigation is required to assess the scale of appropriate growth and educational needs.</p>

15. Transport	Opportunities to minimise impacts	LT	R	C	L	+	+/?	+/?	-	<p>Option 1 - sites to the north of the option are reported to have good bus connectivity.</p> <p>Option 2 & 3 - The sites are reported to have good bus connectivity. There is likely to be a need for an Eastern Distributor Road. Option 2 is well related to the town and existing secondary school.</p> <p>Option 4 - Land at Marden Farm scores less well in the Strategic Transport Assessment, has poor bus accessibility and is less well connected to the rest of Calne. The site is located adjacent to the secondary school, but is on the opposite side of the town to existing and proposed employment provision. Some increases in private transport would be likely. Further assessment is required.</p>	<p>Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services. The need for and potential benefits of an Eastern Distributor Road should be assessed.</p> <p>Development may help facilitate this new road infrastructure which may have wider benefits.</p>
16. Economy	<p>Option 1 - Significant benefits to economy.</p> <p>Option 2 - No benefits to economy from Options 2,3,4</p>	LT	R	C	L	++	-	-	-	<p>Option 1 - If the site is developed with mixed use development this would result in an increase in employment provision. Development helps to provide sustainable and balanced housing and employment provision. The site is also in close proximity to a proposed additional employment site.</p> <p>Options 2,3,4 - If the sites are developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.</p>	<p>Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.</p>

17. Employment	Option 1 - Increased employment. Options 2,3,4 No benefits to employment	LT	R	C	L	++	-	-	-	Option 1 - Increased employment provision through additional employment land. Options 2,3,4 - If the sites are developed for sole housing this does not provide a direct employment benefit for the town.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate
-------------------	--	----	---	---	---	----	---	---	---	--	--

Table A5.5: SA assessment of strategic site options for Corsham

Name: Option 1 - Land to east of Leaffield Trading Estate and West of Corsham.											
Name: Option 2 - Rudloe Manor, Gorse Farm and Land West of Corsham.											
Name: Option 3 - Adjacent Box School, Land at Rudloe, Land Adj A4 at Rudloe, Hartham Quarry and Land West of Corsham.											
Name: Option 4 - Rudloe Manor, Hartham Quarry and Land West of Corsham.											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op4		

1. Biodiversity	Potential Impacts. Some loss of biodiversity at some sites	MT	R	A	L	-	--	--	--	<p>Option 1 - A railway line nearby provides a wildlife corridor and may be used by bats.</p> <p>Option 2 - The site is in close proximity to a SAC and SSSI which are important for bats. The site contains woodland and habitat used by bats and there are records of Great Crested Newts on this site.</p> <p>Option 3 – also close to a SAC and SSSI which are important for bats. The site contains woodland and habitat used by bats. There are also hedgerows which provide important wildlife corridors.</p> <p>Option 4 - the site is close to a SAC and SSSI which are important for bats.</p> <p>The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed.</p>	<p>Option 1 - Potential use of the railway corridor by bats to be investigated through HRA. A considerable buffer may be needed to prevent light spill into the area of farmland beyond. Existing networks of hedgerows would need to be retained and enhanced so they could continue to function as effective wildlife corridors.</p> <p>Option 2 - development is likely to have a significant effect which needs to be tested by HRA.</p> <p>All options - Maintain natural features where possible and ensure adequate habitat is maintained on site. Habitat fragmentation should be avoided. GI and habitats creation required to ensure no overall impacts through development and to recreational pressure.</p>
2. Land and Soil	Loss of Greenfield land. Potential conflict with minerals abstraction	LT	I/R	A	L	-	-	--	O	<p>Option 1 - Any development would occur on Greenfield land. The site is also located within a Minerals Safeguarding Area.</p> <p>Option 2 - site is also located within a Minerals Safeguarding Area. Part of the option is above Moor Park Mine and further investigation is required to assess the future use/ suitability of development.</p> <p>Option 3 - Majority of this option is on Greenfield land, although Hartham Quarry is PDL. Hartham Park is a current minerals site which covers part of the option and may undermine any development.</p> <p>Option 4 - As the option consists of PDL, any loss of Greenfield land is avoided. Some former mine shafts are located below ground.</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss.</p> <p>The future role and compatibility with any development of the minerals abstraction should be investigated.</p> <p>Options 1,2 - Further work is required to assess if development would be acceptable.</p> <p>Option 3 - Further investigation required.</p> <p>Option 4 - Appropriate ground surveying is required.</p>

3. Waste Management	Increase in waste	LT	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	Increase in water use	LT	R	C	L	-	-	-	-	Options 1,2,3,4 - The sites are within Groundwater Protection Policy GP3 and any development should ensure protection of groundwater.	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. Any proposals for development should demonstrate that groundwater will be protected. Any development should ensure protection of groundwater.
5. Flood Risk	Option 1 - Potential flood risk. Options 2,3,4 - Increased run off.	ST/ LT	R	A	L	--	O	O	O	Option 1 - A sizable proportion of the site is within the floodplain, including functional floodplain. However, some development may be possible located within FZ1. Options 2,3 & 4 - The sites are located in FZ1 and are large enough to accommodate suitable surface water management.	Option 1 - A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that any development could occur in FZ1. Options 2,3 & 4 - 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	Some increase in pollution from car use/ uncertain	MT/ LT	R	A	L	-/?	-	?	-	Some increase in car use would be likely from Option 1. Option 2 - Some increase in car use would be likely from development. It is reported that the site would be difficult to connect to public transport. Option 3 - The site is located in proximity to employment and is reported to have good public transport connectivity. The site is also near to an existing primary school. Option 4 - Some increase in car use would be likely from development. It is reported that the site would be difficult to connect to public transport.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services. Option 3 - The need for a new rail crossing should be investigated. There is a lack of detail to comment on other forms of environmental pollution.

7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	High sustainable construction and renewable energy standards required. Passive House construction would avoid increasing GHG emissions. Strong mitigation required to minimise impacts of any development.
8. Historic Environment	No likely effects	LT	R	A	L	0	0	0	0	Options 1,2,3,4 - The sites are not located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town.
9. Landscapes	Potential impacts and some uncertainties	MT/ LT	R	A	L	-/?	-	-	--	Option 1 - As the site is elevated any development would lead to properties being overlooked (this would affect properties to the north eastern part of the site). Option 2 - The site is in proximity to an AONB and may have an impact on the setting of this area. Any development would need to be sensitive to this issue. Option 3 - The site is in proximity to an AONB and a SSSI and may have an impact on the setting of these areas (this affects the western part of the site more than the eastern part). Any development would need to be sensitive to this issue. Part of the option is also located within an SLA. Option 4 - Parts of the option are located within or in proximity to an AONB, SLA, SAC and SSSI; an investigation is required to determine the scale of any impacts.	Detailed landscape assessment required to assess impacts at all potential sites and identify suitable mitigation.

10. Housing	Housing provision	LT	R	C	L	++	+	++	+	<p>Option 1 - Development on this option could meet need identified for town. The site lies adjacent to residential area and Corsham FB and near to the town centre. Should allow for range of dwelling types.</p> <p>Option 2 - This site is adjacent to the Rudloe and Neston FB, rather than Corsham FB and is remote from Corsham Town Centre and the services it offers.</p> <p>Option 3 – The western part of the option is well related to recent development at Bradford Road to existing and proposed employment and the existing primary school.</p> <p>Option 4 – part of this option is adjacent to the Rudloe and Neston FB, rather than Corsham FB and is remote from Corsham Town Centre and the services it offers.</p>	<p>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.</p>
-------------	-------------------	----	---	---	---	----	---	----	---	---	---

11. Healthy Communities	Impacts uncertain. Some benefits	MT/LT	R	A	L	?	+	?	?	<p>Option 1 - The location may be suitable for predominately housing, although it is located adjacent to existing and proposed employment. Opportunities exist to promote additional GI, perhaps as part of flood mitigation or a water course corridor. A safe pedestrian and cycle route would be required across the railway line.</p> <p>Option 2 - Opportunities exist to promote healthy lifestyles and provide additional GI.</p> <p>Option 3 - This option could accommodate the identified need for the town with some possible employment component.</p> <p>Option 4 - The location may be suitable for predominately housing, although it is located adjacent to existing and proposed employment. Opportunities exist to promote additional GI. Further investigation is required to assess impacts or benefits. A safe pedestrian and cycle route would be required across the A4.</p>	<p>High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.</p> <p>A safe pedestrian and cycle crossing of the railway would be needed for Options 1 and 3</p>
12. Poverty and Deprivation	Potential benefits/ uncertain	MT	R	A	L	+	+	+	+	<p>A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI. A reliance on car use may increase costs.</p>	<p>A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.</p>

13. Community Facilities	Potential benefits but some impacts uncertain	MT	R	A	L	?	?	?	?	Options 1,2,3,4 - It is unclear if the sites are large enough to accommodate additional infrastructure needs for the town. The GP Practice in Corsham has site capacity to expand, although it is unclear whether funding would be available. Additional infrastructure will be required by the Fire and Rescue and Ambulance Services. Specific development proposals would be required to assess impacts further.	Safe pedestrian and cycle routes should be provided along with provision of G1. High quality design standards required. Ensure development is well served by range of key infrastructure.
14. Education and Skills	Potential benefits/ uncertain	MT	R	A	L	+	+/?	+/?	+/?	Option 1 - It is unclear if the site would be developed for mixed use. The provision of additional employment would help increase the range of jobs available within the town. As the primary school in Neston is located in a Listed building expansion may be difficult. There is spare capacity at the secondary school. Options 2, 3 & 4 - The LEA raised no issues, instead saying these would be the best options for existing primary schools.	Mixed use development should be pursued which provides suitable employment provision for the town.

15. Transport	Likely impacts/ uncertain	LT	R	C	L	--	--	-/?	--	<p>Option 1 - The site is reported to have extremely poor access with little opportunities to expand. Some increases in private transport would be likely, although additional public transport links could be provided.</p> <p>Option 2 - site located in proximity to existing and proposed employment. However, the site is reported to be difficult to connect to public transport and car use is likely to increase.</p> <p>Option 3 - The existing public transport is reported to be good and the site is near to existing and proposed employment land and also primary schools. However, the option is remote from Corsham Town Centre and an increase in car use would still be likely.</p> <p>Option 4 - Site located in proximity to existing and proposed employment. However, the site is reported to be difficult to connect to public transport and car use is likely to increase.</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.
16. Economy	No benefits to economy/ uncertain	LT	R	C	L	-/?	-/?	-/?	-/?	Options 1,2,3,4 - If the sites are developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre. The sites are however very well related to existing and proposed employment sites.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	No benefits to economy/ uncertain	LT	R	C	L	-/?	-/?	-/?	-/?	Options 1,2,3,4 - If the site is developed for sole housing this does not provide a direct employment benefit for the town.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.6: SA assessment of strategic site options for Devizes

Name: Option 1 – Land to the North East of Roundway Park – Land to the South of Roundway Hill Farm ; Land South of Roundway Park.											
Name: Option 2 – Former Council Depot/Bureau West, Land Adjoining Lay Wood; Land at Horton Road.											
Name: Option 3 – Land to the East of Windsor Drive – Land at Coate Bridge.											
Name: Option 4 - Off A342 and Sleight Road - behind Fox and Hounds, Off A342 and Sleight Road, Land to South East of Devizes between Potterne Road and Andover Rd.											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op4		
1. Biodiversity	Potential Impacts/ Impacts uncertain	ST/MT	R	A/B	L	-	-	?	-	<p>Option 1 - This option is within close proximity of a CWS and SSSI. Development may have an impact on these areas.</p> <p>Option 2 - The site is adjacent to a CWS along the Kennet and Avon Canal and a suitable buffer zone would be required. Some protected species may be present on the site, including bats, and surveys would be required to assess impacts. The site includes important hedgerows and woodland.</p> <p>Option 3 - There is limited evidence of likely impacts on biodiversity. Part of the option is adjacent to the Kennet and Avon Canal CWS.</p> <p>Option 4 - Drews Pond CWS is adjacent to the option, containing habitats which should be retained and enhanced. There are also records of bats in the area.</p>	The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed. A survey is required for all sites to investigate if there are any wildlife impacts. GI and habitats creation required to ensure no overall impacts through development and to reduce recreational impacts.

2. Land and Soil	Loss of Greenfield land Option 2 - Use of PDL beneficial/uncertain	LT	I/R	A	L	-	0/-	-	-	<p>Option 1 – Any development would take place on greenfield land, which almost entirely consists of Grade 1 agricultural land.</p> <p>Option 2 – The option comprises of PDL and Greenfield. Part of the site consists of Grade 1 and 2 agricultural land, although any development is not likely to utilise this part of the site. Development is likely to result in the loss of only limited Greenfield land. The site is bounded by established economic and residential uses. There is also a former landfill site located on this site and further investigation may be required.</p> <p>Option 3 – Any development would occur on Greenfield land which does partly consist of Grade 1 agricultural land. Part of the site is recreational space. Funding has been provided for land to the south of the option to be improved.</p> <p>Option 4 - Any development would occur on greenfield land. Part of the site includes Grade 1 and 2 agricultural land.</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of greenfield loss.</p> <p>Option 2 – Further investigation of the former landfill site for possible contamination issues may be required.</p> <p>Option 3 – Replacement recreation should be found of at least the same quality and located within a sustainable location within the town.</p>
3. Waste Management	Increase in waste	LT	R	A	L	-	-	-	-	<p>Increased development will increase waste. No details of possible future developments are available. Needs strong mitigation.</p>	<p>A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards.</p>
4. Water Resources	Increased water use/ likely effects	LT	R	C	L	--	--	--	--	<p>There is currently insufficient dilution in relation to the STW and further development will exacerbate this problem. Significant new infrastructure may be required. There is also a known issue associated with ammonia concentrations.</p>	<p>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. Any proposals for development should demonstrate that an acceptable solution to the STW issue has been identified. A resolution to the water ammonia situation is also required.</p>

5. Flood Risk	Increased run off should be avoided	LT	R	A	L	O	O	O	O	Options 1,2,3,4 – The sites are located in FZ1 and are large enough to accommodate suitable surface water management.	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	Likely increase in pollution	LT	R	A	L	--	--	--	--	<p>There is a known issue of congestion in the town and any development is likely to exacerbate this. Innovative transport solutions are needed. Some growth may help deliver transport improvements. There is a lack of detail to comment on other forms of environmental pollution.</p> <p>Option 1 – The site has good accessibility and is located near to proposed additional employment land.</p> <p>Option 2 – This site is close to the proposed additional employment land and has good accessibility. In particular a safe pedestrian route exists to the town and primary school.</p> <p>Option 3 – This site lies closer to the town centre and secondary school and is between the town and proposed additional employment land.</p> <p>Option 4 - This site is south of the town and is therefore remote from the proposed additional employment land. A new distributor road is likely to be required in association with this site. It is unclear if this would help reduce town centre congestion.</p>	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Innovative sustainable transport solutions will be needed in the town to support high levels of residential growth. Further investigation is required relating to the need for a distributor road.

7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	Options 1,2,3,4 - No details are available for the proposed developments concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented. Option 3 – Loss of an allotment on this site would increase the ecological footprint of the town, through a reduction in locally sourced food.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	O	None of the sites are located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town.

9. Landscapes	Some landscape impacts/ Impacts uncertain	MT	R	A	L	-	-	-	?	<p>Option 1 – The site is close to the North Wessex Downs AONB and any development is likely to have an impact on the setting of this area. Any development would need to be sensitive to this issue.</p> <p>Option 2 – A Woodland copse and an important hedgerow exist within the site. The site is bordered by the K&A Canal. Feedback from infrastructure providers is that a buffer zone should be implemented between the canal and development. The wider area is predominantly agricultural land set within the wider context of the AONB.</p> <p>Option 3 – The topography is elevated above the existing built up area of Devizes and it is likely that development would adversely impact upon the landscape setting of the town. The K&A Canal lies to the north of the site and a buffer zone would be required between the canal and any development. The site is in close proximity to the AONB.</p> <p>Option 4 - Although the southern part of the option overlooks the southern edge of the town and is visually sensitive, the northern part of the site is much less constrained. The landscape impact for the northern part of the site is thought to be limited. However, the need for a new road may cause additional impact. Further investigation is needed.</p>	<p>More detailed assessment required to assess degree of effect and value of mitigation needed for all options.</p> <p>Good accessibility to urban greenspace required for all development.</p> <p>Further investigation is needed, particularly in relation to a possible new distributor road re Option 4.</p>
---------------	--	----	---	---	---	---	---	---	---	---	--

10. Housing	Housing provision	LT	R	C	L	++	++	++	+	Options 1 & 2 – Scope for a range of dwelling types. May contribute to the identified need if combined with other sites. The sites have good accessibility and are near to proposed employment land. Option 3 – Scope for a range of dwelling types. May contribute to the identified need if combined with other sites. Option 4 - Scope for a range of dwelling types. May contribute to the identified need if combined with other sites. The site is more remote from the town centre and employment sites than alternatives.	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	Potential benefits/ uncertain	MT	R	A	L	+	+	-	-	Option 1 - The site has good accessibility and is located near to proposed employment land. Option 2 – This site is in close proximity to proposed additional employment land and safe pedestrian links exist to the town centre. Option 3 – Part of the site is used for recreation and also as an allotment. Alternative provision would be required of at least equivalent standard. Option 4 - As the site is more remote from the town centre, walking and cycling may not increase as a result of development.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace. Opportunities exist at all sites to promote healthy lifestyles and provide additional GI.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.

13. Community Facilities	Impacts uncertain.	MT	R	A	L	?	?	-	?	<p>Options 1,2 - It is unclear if the sites are large enough to accommodate additional infrastructure needs for the town. Specific development proposals would be required to assess impacts further.</p> <p>Option 3 – Development on this site would involve the loss of recreation space and also an allotment. Such facilities would need to be replaced in sustainable locations to at least the same standard.</p> <p>Option 4 - It is unclear if the site is large enough to accommodate additional infrastructure needs for the town. As the site is more remote from the town centre, on site provision would be important to improve self-containment.</p>	<p>Specific development proposals would be required to assess impacts further.</p> <p>Safe pedestrian and cycle routes should be provided along with provision of GI.</p> <p>High quality design standards required. Ensure development is well served by range of key infrastructure.</p>
14. Education and Skills	Neutral effects/ Impacts uncertain	MR	R	A	L	O	?	O	?	<p>Option 1 & 3 - If the site is developed for sole housing, no additional jobs are provided for the town. No negative issues associated with this development have been raised by the Education Authority. An additional primary school is likely to be required within the town.</p> <p>Option 2 & 4– The provision of additional employment through mixed use development would help increase the range of jobs available within the town. Further investigation is required. An additional primary school is likely to be required within the town.</p>	<p>There would be potential impact with the Bishops Canning’s village school from Option 2.</p> <p>Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing.</p> <p>Mixed-use development should be pursued which provides suitable employment provision for the town.</p>

15. Transport	Likely impacts	LT	R	C	L	--	--	--	--	<p>There is a known issue of congestion in Devizes and any development may exacerbate this problem.</p> <p>Option 1 - The site itself has good accessibility and is near to proposed additional employment land.</p> <p>Option 2 – This site is well located and is reported to have good public transport connectivity.</p> <p>Option 3 – The site is reasonably well related between the town centre and proposed employment land.</p> <p>Option 4 - Most of this option is reported to have poor road connectivity and additional bus services would be required.</p>	<p>Innovative sustainable transport solutions would still be required. Some growth in the town may help deliver transport improvements.</p> <p>Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.</p>
16. Economy	Options 1,3,4 -No benefits to economy Option 2 - benefits to economy	LT	R	C	L	-	++	-	-	<p>Options 1,3,4 - If the sites are developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.</p> <p>Option 2 – An increase in employment provision through likely mixed development. Development helps to provide sustainable and balanced housing and employment provision.</p>	<p>Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p>
17. Employment	Options 1,3,4 - No benefits to employment Option 2 - Increased employment	LT	R	C	L	-	++	-	-	<p>Options 1,3, 4 - If the sites are developed for sole housing this does not provide a direct employment benefit for the town.</p> <p>Option 2 – Increased employment provision through additional employment land.</p>	<p>Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p>

Table A3.7: SA assessment of strategic site options for Malmesbury

Name: Option 1 – 177 Backbridge Farm, Land West of Malmesbury and Land at Park Road.											
Name: Option 2 – Whychurch Farm, land West of Malmesbury and Land at Park Road.											
Name: Option 3 – Malmesbury Static Caravan and Camp Site, Burton Hill House School, and Sites on Land at Burton Hill.											
Name: Option 4 – Burton Hill House School, Rear of Bloomfield House Land and Sites on land at Burton Hill.											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op4		
1. Biodiversity	Potential impacts / uncertain	ST	R	B	L	-/?	-	-	-	<p>Option 1 - This site is adjacent to a SNA for natural grassland. The R Avon is a CWS and would need protecting. A number of protected species are present on the site and surveys would be required to assess impacts.</p> <p>Option 2 - Rough grassland and hedgerows are located on site which would need to be protected. The southern part of this option is in proximity to a CWS,</p> <p>Option 3 - the R Avon CWS is located in proximity to the site. No other issues identified.</p> <p>Option 4 - the R Avon CWS is located in proximity to the site. No other issues identified.</p>	<p>A survey is required to investigate the nature of impacts and recommend suitable mitigation for all sites. GI and habitats creation required to ensure no overall impacts through development.</p> <p>Option 1 - The site capacity is much greater than the level of housing required and so development could be accommodated adjacent to existing built form and provides space for GI development. A water course corridor would be required through the site.</p> <p>Option 2 - The site is large enough to accommodate the required development along with habitat creation and GI. A survey would be required.</p>

2. Land and Soil	Loss of Greenfield land/ uncertain impacts	LT	I	A	L	-/?	-	O	+	<p>Option 1 - Any development would occur on Greenfield land, although the site does not contain G1 or G2 agricultural land. However, any development is likely to be on a modest scale and could be accommodated adjacent the existing built form.</p> <p>Option 2 - Any development would occur on Greenfield land, although the site does not contain any G1 or G2 agricultural land. A very small part of the site is however, PDL.</p> <p>Option 3 - Approximately half of this site is located within PDL and the site does not contain any G1 or G2 agricultural land. Development is likely to result in only limited loss of Greenfield land.</p> <p>Option 4 - The site is entirely located within PDL. Development should not result in any loss of Greenfield land.</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss.</p> <p>Option 4 - A survey of any impacts on and suitable mitigation relating to the locally important archaeological site is required.</p>
3. Waste Management	Increase in waste	ST	R	A	L	-	-	-	-	<p>Increased development will increase waste. No details of possible future developments are available.</p>	<p>A SWMP is required. Developments should meet high waste management and recycling standards. Proposals should meet high CSH standards.</p>
4. Water Resources	Increased water use	LT	R	C	L	-	-	-	-	<p>Options 1 to 4 - The sites are located within a GP Policy 3 area and only appropriate development would be permitted to ensure groundwater protection. For Option 1 - The water provider has indicated that water provision to this site would require significant investment.</p> <p>Option 2 - Although the water provider has indicated that this site is preferable to Option 1, significant investment would still be needed.</p> <p>Option 3 - The water provider has indicated that this site is preferable.</p>	<p>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.</p>

5. Flood Risk	Options 1,4 - Potential flood risk Options 2,3 - Increased run off should be avoided	ST/ LT	R	A	L	--	?	?	--	Options 1,4 - A sizable proportion of the site is within the floodplain, including functional floodplain. However the site capacity is larger than the level of development required and it may be possible for housing to be accommodated within FZ1. Options 2,3 - The site is located in FZ1 and is large enough to accommodate suitable surface water management. Areas of FZ2 and 3 are however located in close proximity.	A surface water management strategy for any development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that any development could occur in FZ1.
---------------	---	-----------	---	---	---	----	---	---	----	---	--

6. Air Quality and Environmental Pollution	Some increase in pollution but good opportunities to minimise impacts	MT	R	A	L	+	+	+	+	<p>Option 1 - Some increase in car use would be likely from development. However, opportunities to improve public transport connectivity exist. The southern part of the site is however well related to the existing secondary school.</p> <p>Option 2 - The southern part of the site is well located to the town, the existing school and employment land to the west and east of the site. The site is well related to the existing highways and public transport network and opportunities exist to provide new services. Overall public transport use should be maximised through this option.</p> <p>Option 3 - The site is well located to the town. The site is well related to the existing highways and public transport network. Overall public transport use should be maximised through this option.</p> <p>Option 4 - The western part of the site is well located to the town and the existing secondary school. The site is well related to the existing highways and public transport network. Overall public transport use should be maximised through this option.</p>	<p>Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised.</p> <p>There is a lack of detail to comment on other forms of environmental pollution.</p>
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	--	<p>No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.</p>	<p>A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider need of the town.</p>

8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	O	<p>Option 1 - The site is not located within a Conservation Area, although high design standards would still be required. Significant archaeological finds are likely in Malmesbury in general.</p> <p>Option 2, 3, 4 - Although the sites are not located within a Conservation Area, they are adjacent to one. High design standards would be required to ensure no impact on the setting of the Conservation Area.</p> <p>Option 4 - However the site does contain a locally important archaeological site which would need to be investigated.</p>	<p>Significant archaeological finds are likely in Malmesbury in general.</p> <p>High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town. Archaeological surveys would be required.</p>
9. Landscapes	Some landscape impacts/uncertainties	LT	R	A	L	-	O	O	--	<p>Option 1 - Parts of the option are in proximity to an AONB and may have an impact on the setting of this area. Any development would need to be sensitive to this issue. The option is also adjacent to an SNA and potential impacts need to be assessed.</p> <p>Option 2 - The site is large enough to accommodate the required housing without affecting natural features such as hedgerows.</p> <p>Option 3 - Any landscape impacts are thought to be minimal, particularly as part of the site is PDL.</p> <p>Option 4 - Parts of the option are located within the AONB and an investigation is required to determine the scale of impacts.</p>	<p>More detailed assessment required to assess degree of effect and role of mitigation needed.</p> <p>Detailed landscape assessment required to assess impacts and identify suitable mitigation.</p>

10. Housing	Housing provision	LT	R	C	L	++	++	++	++	<p>Option 1 - Development on this site is capable of meeting the identified need for the town. The site is well related to existing housing and could provide a location for the development of sustainable housing.</p> <p>Option 2 - The southern part of the site is well related to the existing town, secondary school and employment land to the west and east of the site and could provide a location for the development of sustainable housing.</p> <p>Option 3 - Development on this site is capable of meeting the identified need for the town.</p> <p>Option 4 - Development on this site is capable of making a significant contribution to the identified need for the town.</p>	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	Option 1 - Impacts uncertain Options 2,3,4 Potential benefits	MT	R	A	L	+	+	+	+	<p>Option 1 - The location is suitable for predominately housing. Parts of the site are well related to existing dwellings, the existing ROW network and highways.</p> <p>Option 2 - The southern part of the site is located in a sustainable location, well related to the town, secondary school and employment.</p> <p>Option 3 - As a housing development in a sustainable location, well related to the town, opportunities exist to promote healthy lifestyles and provide additional GI.</p> <p>Option 4 - The western part of this site is well related to the town and secondary school.</p>	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.

12. Poverty and Deprivation	Potential benefits/ uncertain	MT	R	A	L	+	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.
13. Community Facilities	Option 1 - Impacts uncertain Options 2,3,4 - Potential benefits	MT	R	A	L	?	?	?	?	Options 1 to 4 - It is unclear if the sites are large enough to accommodate additional infrastructure needs for the town, particularly giving the restrictions of the floodplain. Option 1 - The site could be linked to public transport. Option 2 - The southern part of the site is well located to the town, secondary school and employment. Option 3 - The site is well located to the town. Specific development proposals would be required to assess impacts further. Option 4 - The western part of the site is well located to the town and secondary school.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by range of key infrastructure.
14. Education and Skills	Neutral effects	MR	R	A	L	+	+	O	O	Options 1 & 2 - If the site is developed for sole housing, no additional jobs are provided for the town. Development at the lower end of the range presented should not create any negative issues. The sites have the potential to be well connected to the public transport network. The southern part of the site is in proximity to the existing secondary school. Options 3 & 4 - If the site is developed for sole housing, no additional jobs are provided for the town. Development at the lower end of the range presented should not create any negative issues. The sites are well connected to the public transport network.	Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing.

15. Transport	Some impacts/ opportunities to minimise	LT	R	C	L	+	+/?	+/?	+/?	<p>Option 1 - reasonably well related to the existing highways network and potential exists to ensure good public transport connectivity. Opportunities exist to provide additional public transport.</p> <p>Option 2 - The southern part of the site is located in proximity to existing employment, secondary school and town centre. The site has good public transport connectivity with opportunity to improve further.</p> <p>Option 3 - Site located in proximity to existing secondary school and town centre. The site has good public transport connectivity and scored best in the Transport Assessment. Some increases in private transport would however be likely.</p> <p>Option 4 - The western part of the site is located in proximity to existing secondary school and town centre. The site has good public transport connectivity. Some increases in private transport would however be likely.</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.
16. Economy	Options 1,2,4 No benefits to economy Option 3 – Potential effects	LT	R	C	L	-	-	-	-	<p>Option 1, 2, 4 - If the site is developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre</p> <p>Option 3 - Part of the site is currently used as a caravan and camp site and its loss would be likely to have a negative effect on the local economy through a reduction in visitor numbers.</p>	<p>Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p> <p>Option 3 - Suitable alternative provision for the caravan and camp site would be needed to ensure there was no reduction in visitors to the town and area. Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p>

17. Employment	Options 1,2,4 No benefits to employment Option 3 Potential effects	LT	R	C	L	-	-	-	-	Option 1, 2, 4 - If the sites are developed for sole housing this does not provide a direct employment benefit for the town. Option 3 - If the site is developed for sole housing this does not provide a direct employment benefit for the town. Loss of the caravan and camp site may have some negative effects on local employment through a reduction in visitors to local shops and attractions.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate. Option 3 - Suitable alternative provision for the caravan and camp site would be needed to ensure there was no reduction in visitors to the town and area. Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
----------------	---	----	---	---	---	---	---	---	---	--	--

Table A5.8: SA assessment of strategic site options for Marlborough

Name:									
Option 1 – Land West of Salisbury Road and Land East of Salisbury Road									
Option 2 – Land adjacent Chopping Knife Lane									
SA Objective	Nature of Effect	Assessment of Effect				Sig		Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2		
1. Biodiversity	Potential impacts	ST	R	B	L	-	-	Option 1 is adjacent to both a SSSI and a SNA. Option 2 is adjacent to a 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	Limited loss of Greenfield land/ uncertain (Option 1) Loss of	LT	I	A	L	-/?	-	For Option 1, development will involve some loss of Greenfield land, although the site Land East of Salisbury Road is PDL. The exact area of development is unclear although the site does not contain any G1 agricultural land. The site is adjacent to an authorised landfill and an investigation is needed to consider potential contaminated land issues. For	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. An investigation is required to assess potential issues associated with contaminated land. High standards of contaminated land mitigation would be required. Further

	Greenfield land (Option 2)							Option 2, any 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.	investigation regarding impacts associated with the Minerals Resource Area.
3. Waste Management	Increase in waste	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	Increased water use	LT	R	C	L	-	-	The Option 1 site is located within a GP Policy 3 area and only appropriate development would be permitted to ensure groundwater protection. No other specific issues have been identified and no details of how the site would be developed are available. Further details are required to assess.	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	Increased run off should be avoided	ST	R	A	L	O	0/-	Both Option 1 and 2 sites are located in FZ1 and should be large enough to accommodate suitable surface water management. However, the Option 2 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	Good opportunities to minimise impacts (Option 1) Some increase in pollution/ uncertain (Option 2)	MT	R	A	L	+/?	-/?	Option 1 is well related to an existing employment site, a new college and the town centre. Opportunities exist to improve public transport connectivity in association with the above. For Option 2, 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. There is a lack of detail to comment on other forms of environmental pollution.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Safe pedestrian and cycling routes should be provided to the town centre.
7. Climatic Factors	Increased GHG emissions / opportunities to minimise impacts	LT	I	B	L	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/ energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Potential may exist for any renewable energy and heat schemes to link to the new college and existing employment uses. Opportunities should be explored for additional heat

									and energy production to contribute to the wider need of the town.
8. Historic Environment	Effects uncertain	ST	R	A	U	?	?	Both Options are not located within a Conservation Area, however high design standards would be required to ensure no impact on the setting of the Conservation Area located within the historic town of Marlborough. Option 1 is adjacent to an important Park and Garden and investigation is required to assess potential impacts. Option 2 is located in proximity to a registered Scheduled Ancient Monument which may need further investigation.	High design standards required to ensure no impact on the setting of the Conservation Area. An investigation is required to assess potential impacts on the adjacent Park and Garden and Scheduled Ancient Monument.
9. Landscapes	Some landscape impacts	LT	R	A	L	-	-/?	The whole of Marlborough is located within an AONB and any development may have an impact on the setting of this area. Any development would need to be sensitive to this issue. As the Option 2 site is well contained, impacts on the AONB may be more limited. More detailed assessment required to assess degree of effect and value of mitigation needed.	Detailed landscape assessment required to assess impacts and identify suitable mitigation.
10. Housing	Housing provision	LT	R	C	L	++	+	Development on this site is capable of meeting the identified need for the town. No details are available about the likely type of provision. The site provides an ideal location for sustainable development. However the Option 2 site may be regarded as less sustainable due to poor access and is more remote from the town centre.	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	Potential benefits (Option 1) Impacts uncertain (Option 2)	MT	R	A	L	+	?	For Option 1, the site is well related to employment, a new college and the town centre and opportunities exist to promote healthy lifestyles and GI. Option 2 is suitable for predominately housing and is less well related to the highway network. Fewer opportunities may exist to promote healthy lifestyles. Further investigation is required to assess impacts or benefits.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+/?	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI. For Option 2 a	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and

								reliance on car use may increase costs.	good access to urban greenspace.
13. Community Facilities	Potential benefits/ uncertain (Option 1) Uncertain impacts (Option 2)	MT	R	A	L	+/?	?	It is unclear if the site would be suitable to accommodate additional community facilities. Development at the higher range would have greater impacts on facilities use in the town; the existing GP surgery is at capacity and a new primary school would be required. Specific development proposals would be required to assess impacts further. Option 1 is extremely well located between the town, employment and new college. Option 2 is less well located to the town and new college.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by a range of key infrastructure. Housing numbers should avoid impacts on facilities use within the town.
14. Education and Skills	Uncertain impacts	MR	R	A	L	?	?	If the site is developed for sole housing, no additional jobs are provided for the town. Development at the higher range would require additional primary school provision in the town, although this scale of development would lead to other impacts. Further investigation is required to assess potential impacts of lower levels of development.	An appropriate scale of development should be pursued which does not have negative impacts on school provision for the town. Further investigation is needed to assess impacts of development at the lower range.
15. Transport	Some impacts/ opportunities to minimise (Option 1) Likely impacts (Option 2)	LT	R	C	L	+/?	--	Option 1 is located in proximity to existing employment and secondary school. The site has good public transport connectivity and safe pedestrian and cycling routes to the town centre. Some increases in private transport would however be likely. Development on this site provides an opportunity for a pick up and drop off point for the nearby school, thus improving traffic flow. Option 2 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.	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.
16. Economy	No benefits to economy	LT	R	C	L	-	-	If the sites are developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	No	LT	R	C	L	-	-	If the sites are developed for sole housing this	Opportunities to increase local

	benefits to employment								does not provide a direct employment benefit for the town.	employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
--	------------------------	--	--	--	--	--	--	--	--	---

Table A5.9: SA assessment of strategic site options for Melksham

Name: Option 1 - Land Rear of Woodrow; Woodrow House Farm; Land Rear of Savernake Avenue.										
Name: Option 2 - North and East of The Spa; Land adjacent to Woolmore Manor; Land South of The Spa; Land South of the A365/ North of Bowerhill Industrial Estate; Land South of Western Way.										
Name: Option 3 - Land Rear of 592 Semington Road; Land rear of Semington Road; land West of Semington Road; Land West of Semington Road; Outmarsh Farm; Townsend Farm; Land East of Semington Road; Land South of Melksham and East of Berryfields.										
SA Objective	Nature of Effect	Assessment of Effect				Significance			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op2	Op3		
1. Biodiversity	Impacts uncertain/ some potential impacts	ST	R	B	L	?	-	-	Option 1 - No issues have been identified relating to potential wildlife impacts associated with future development. However, as a large component of the site is within the floodplain, some impacts may be possible and a survey would be required. Option 2 - A number of protected species are present on the site and surveys would be required to assess impacts. Part of the sites would need to be protected. A water course to the west of the site would need protecting. Option 3 - A number of protected species are present on the site and surveys would be required to assess impacts. A water course runs through part of the option and would need protecting.	The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed. Option 1 - A survey is required to investigate if there are any wildlife impacts. A suitable river corridor would also be needed. Options 2&3 - A survey is required to investigate the nature of impacts and recommend suitable mitigation. GI and habitats creation required to ensure no overall impacts through development and to reduce recreational pressure. A water course corridor would be required to the west of the site. Translocation and new habitat provision may be needed for GCN.
2. Land and Soil	Loss of	LT	I	A	L	-	-/?	-	Option 1 - Any development would	The development of maximum viable

	Greenfield land/ uncertain impacts								occur on Greenfield land, although this does not include G1 or G2 agricultural land. A proposed route for the Wilts and Berks Canal passes along the edge of this option. Option 2 - Any development would occur on Greenfield land, although this does not include G1 or G2 agricultural land. However, land to the west of the site would provide a logical expansion to the adjacent employment area which is in urgent need of refurbishment. Option 3 - Any development would occur on Greenfield land and part of the site is G2 agricultural land. The site is also located within a Minerals Safeguarding Area and further work is required to assess if development would be acceptable. The proposed route for the Wilts and Berks Canal runs through part of this option.	densities to create a sustainable community will minimise the impact of Greenfield loss. Compatibility with the proposed canal route should be investigated.
3. Waste Management	Increase in waste	ST	R	A	L	-	-	-/?	Increased development will increase waste. No details of possible future developments are available. Option 3 - A sewage treatment works is located in close proximity to the eastern part of the site and this area may not be suitable for development.	A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards.
4. Water Resources	Increased water use	LT	R	C	L	?	?	?	No specific issues have been identified through the infrastructure provider's consultation. No details of how the sites would be developed are available. Further details are required to assess.	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	Option 1 – Potential flood risk Options 2,3 Increased run off should be avoided	ST/ LT	R	A	L	--	O	O	Option 1 - A sizable proportion of the site is within the floodplain, including functional floodplain. A narrow strip of development may be possible adjacent to the existing housing located within FZ1. Option 2 - The site is located in FZ1 and is large enough to accommodate suitable surface water management.	A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that any development could occur in FZ1.

									Option 3 - The site is almost entirely located in FZ1 and is large enough to accommodate suitable surface water management.	
6. Air Quality and Environmental Pollution	Some increase in pollution but some good opportunities to minimise impacts	MT	R	A	L	-	+/?	--	<p>Option 1 - Some increase in car use would be likely from development. However, opportunities to provide public transport connectivity exist which could be linked to the East of Melksham Urban Extension. The site is less well related to the new secondary school.</p> <p>Option 2 - The site is very well located between the town and new development to the north and south east of Melksham. A new Secondary school will be located nearby to the south east of the site. There is also an existing employment site, with potential for additional employment units to the west of the site. The site is well related to the existing highways and public transport network and opportunities exist to provide new services in combination with the East Melksham Urban Extension. Overall public transport use should be maximised through this option. However, some increases in car use would still be likely through development.</p> <p>Option 3 - An increase in car use would be likely from development. However, opportunities to provide public transport connectivity exist. The site is less well related to the town centre or new school. The site is however well related to employment uses.</p>	<p>Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised.</p> <p>There is a lack of detail to comment on other forms of environmental pollution.</p>
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat

									construction/energy use and consumption by habitants unless strong mitigation implemented.	and energy production to contribute to the wider need of the town. Option 2 - Potential exists for any renewable energy and heat schemes to also benefit the East Melksham Urban Extension, new school and possible new employment provision to the west of the site. This would provide a good range of uses suitable for a sustainable CHP scheme.
8. Historic Environment	No likely effects	ST	R	A	U	?	?	O	Option 1 - The site is not located within a Conservation Area. Remains of a medieval settlement are located on part of the site which may need protecting. Option 2 - The site is not located within a Conservation Area, although a number of Listed Buildings are located in proximity to the east of the site. Option 3 - The site is not located within a Conservation Area.	The setting of Listed Buildings should not be negatively affected. High design standards will be required for all development and to meet other objectives and ensure compatibility with historic features of the local area and town. Further investigation is needed regarding the medieval settlement.
9. Landscapes	Some landscape impacts and some uncertainties	MT/LT	R	A	L	-	-/?	-/?	Option 1 - The site is in proximity to an SLA and may have an impact on the setting of this area. Any development would need to be sensitive to this issue. Option 2 - Any development would have limited impact on wider landscape values as the site is bounded by housing and employment uses to the west, although part of the site is bounded by open countryside to the east. However, a local impact would result in the loss of open space between Melksham and Bowerhill. This impact does not affect land to the east of the site and could be minimised on land to the west of the site. Option 3 - Development would lead to coalescence between Melksham, Berryfield and Semington which is currently rural in nature and separated from the main town. Wider landscape	Detailed landscape assessment required to assess impacts and identify suitable mitigation for all developments. Option 2 - A more detailed landscape assessment may be required to assess impacts and identify suitable mitigation. Development towards the centre and west of the site should be at lower densities with suitable landscaping to ensure the feeling of open space between Melksham and Bowerhill is not lost. Option 3 - Detailed landscape assessment required to assess impacts and identify suitable mitigation.

									impacts would require further investigation to assess.	
10. Housing	Housing provision	LT	R	C/A	L	++	++	+	<p>Option 1 - Development on this site is capable of making a significant contribution to the identified need for the town. The site is well related to existing housing and could provide a location for the development of sustainable and mixed housing.</p> <p>Option 2 - Development on this site is capable of meeting the identified need for the town. The site provides an ideal location for mixed-use development.</p> <p>Option 3 - Development on this site is capable of meeting the identified need for the town. The location is less accessible than alternatives.</p>	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	Options 1,3 - Impacts uncertain Option 2 – Potential benefits	MT	R	A	L	+	+	?	<p>Option 1 - The location is suitable for predominately housing which is well related to existing residential development. Opportunities exist to promote additional GI.</p> <p>Option 2 - As a mixed use development in a sustainable location, opportunities exist to promote healthy lifestyles and provide additional GI.</p> <p>Option 3 - This option could accommodate the identified need for the town with some possible employment component.</p>	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace. Further investigation is required to assess impacts or benefits for each site.
12. Poverty and Deprivation	Options 1,3 Potential benefits/ uncertain Option 2 – Potential benefits	MT	R	A	L	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI. A reliance on car use may increase costs.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.
13. Community Facilities	Options 1,3 Impacts uncertain Option 2 – Potential benefits	MT	R	A	L	?	+	?	Option 1 - It is unclear if the site is large enough to accommodate additional infrastructure needs for the town, particularly giving the restrictions of the floodplain. As the development is also more on the	Specific development proposals would be required to assess impacts further. Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by

									<p>periphery of the town, it is also unclear if the location would be suitable for such infrastructure. The site could be linked to public transport, perhaps in combination with the East Melksham Urban Extension.</p> <p>Option 2 - It is unclear if the site would be suitable to accommodate additional community facilities. However, the site is extremely well located between the town and new secondary school and proposed location of a new leisure centre.</p> <p>Option 3 - Although the site is large enough to accommodate additional infrastructure needs for the town, the location may not be suitable for this provision. The site is more on the periphery of the town. The site could be linked to public transport.</p>	range of key infrastructure.
14. Education and Skills	<p>Option 1 – Neutral effects</p> <p>Options 2,3 Potential benefits/ uncertain</p>	MT	R	A	L	O	+/?	0/-	<p>Option 1 - If the site is developed for sole housing, no additional jobs are provided for the town. No negative issues associated with this development have been raised by the Education Authority. The sites have the potential to be well connected to the public transport network.</p> <p>Option 2 - Development on this site is very well related to the new secondary school.</p> <p>Option 3 - The site is more remote from the new school being constructed within the town.</p>	Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing. The provision of additional employment through mixed use development would help increase the range of jobs available within the town.
15. Transport	<p>Options 1,3 Some impacts</p> <p>Option 2 – Some impacts/ opportunities to minimise</p>	LT	R	C	L	-	+/?	-	<p>Option 1 - The sites are less well related to the existing highways network than Option 2. However potential exists to improve public transport connectivity. Opportunities exist to provide additional public transport perhaps in combination with the East Melksham Urban Extension. Some increases in private transport</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.

									<p>would however be likely.</p> <p>Option 2 - Site located in proximity to existing employment, and town centre. The site has good public transport connectivity with opportunity to improve further. Some increases in private transport would however be likely.</p> <p>Option 3 - Site located in proximity to existing employment. Potential exists to ensure any new development is well connected to public transport. However, the site is more remote from the town centre and new school and increases in private transport would be likely.</p>	
16. Economy	Option 1 – No benefits to economy Options 2,3 Benefits to economy	LT	R	C	L	-	++	++	<p>Option 1 - If the site is developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.</p> <p>Options 2 & 3 - An increase in employment provision through likely mixed development. Development helps to provide sustainable and balanced housing and employment provision. Employment provision to the west of this site would help facilitate regeneration of the Bowerhill Industrial Site which is urgently required. Additional employment provision within the town would also help to reduce out-commuting to Trowbridge and elsewhere.</p>	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Option 1 – No benefits to employment Options 2,3 Increased	LT	R	C	L	-	++	++	<p>Option 1 - If the site is developed for sole housing this does not provide a direct employment benefit for the town.</p> <p>Options 2 & 3 - Increased employment provision through additional employment land.</p>	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

	employment									
--	------------	--	--	--	--	--	--	--	--	--

Table A5.10: SA assessment of strategic site options for Tidworth/ Ludgershall

Name: Option1 – MOD site (Ludgershall) 1, North Site Former MSA Depot, South Site Former MSA Depot, MOD site (Ludgershall) 14.											
Name: Option 2 – MOD sites (Ludgershall) 2, 3, 4, 13 and 14.											
Name: Option 3 – Land at Empress Way.											
Name: Option 7 – MOD site (Tidworth) 1.											
SA Objective	Nature of Effect	Assessment of Effect				Significance				Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op1	Op2	Op3	Op7		

1. Biodiversity	Option 1 - Potential Impacts/ uncertain Options 2,7 – Potential impacts Option 3 – Limited impacts/ uncertain	ST	R	B	L	-/?	-	+/?	-	<p>Option 1 - Further assessment is required to understand the nature of any biodiversity impacts. The site is within an SNA for chalk grassland and a CWS is located nearby.</p> <p>Option 2 - The site contains mature trees, extensive established woodland and rough grassland and survey work is required to investigate impacts. Potential impacts on a nearby CWS should also be investigated. The site is also located with an SNA for chalk grassland.</p> <p>Option 3 - The site is within an SNA for chalk grassland. County Ecologists have indicated this site is favoured as development would cause less biodiversity impacts than alternatives.</p> <p>Option 7 - The site provides the only open space within the town and its loss may have effects on biodiversity. Further investigation is required. The loss of open space may increase pressure on nearby CWS and SSSI. The site is also located with an SNA for chalk grassland.</p>	<p>The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed. A survey is required to investigate if there are any wildlife impacts for all sites. GI and habitats creation required to ensure no overall impacts through development and to reduce recreational pressure.</p> <p>Option 7 – GI and habitats creation required to ensure no overall impacts through development and to reduce pressure on nearby CWS and SSSI.</p>
-----------------	---	----	---	---	---	-----	---	-----	---	--	--

2. Land and Soil	Options 1,2 – Impacts uncertain Options 3,7 – Loss of Greenfield land	LT	I	A	L	-	-	-	-	Options 1 & 2- This site is partly PDL and Greenfield and does not contain any G1 or 2 agricultural land. Development is likely to result in only limited loss of Greenfield land. However, as the site was formerly used by the MOD, contaminated land might be an issue to be investigated. Considerable demolition is required. Options 3 & 7- Any development would occur on Greenfield land, although the site does not contain any G1 or G2 agricultural land.	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss on all sites. Options 1 & 2 - A contaminated land assessment may be required.
3. Waste Management	Increase in waste	ST	R	A	L	-	--	-	-	Options 1,3,7 - Increased development will increase waste. No details of possible future developments are available. Option 2 - A household recycling centre may be located on site which might create bad neighbour issues. The site is also adjacent to a STW which may create similar problems.	A SWMP is required. Development should meet high waste management and recycling standards. The proposal should meet high CSH standards. Option 2 - Energy from waste schemes should be investigated if a new waste site is established nearby. Potential bad neighbour impacts associated with the waste unit should be investigated in addition to the STW.
4. Water Resources	Increased water use/ likely effects	LT	R	C	L	--	--	--	--	Options 1,2 - The sites are within Groundwater Protection Policy GP3 and any development should ensure protection of groundwater. The STW in the town discharges to a soak away and considerable new infrastructure may be required if significant new development is envisaged and to ensure no impact on groundwater.	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. Any proposals for development should demonstrate that groundwater will be protected with a suitable strategy for waste water treatment. A water cycle study is likely to be needed before any development could be supported in the town.

5. Flood Risk	Increased run off should be avoided	ST	R	A	L	O	O	O	-	Options 1,2,3 - The sites are located in FZ1 and should be large enough to accommodate suitable surface water management. Option 7 - The majority of the site is located in FZ1 and should be large enough to accommodate suitable surface water management. However, part of the site is within 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	Likely increase in pollution	MT	R	A	L	--	--	--	--	Options 1,2,3,7- Although the site is well located to the town, a proposed new employment site and the existing secondary school, the town overall has poor public transport connectivity. A high level of growth will require innovative sustainable transport solutions. The A303 is already busy and development may exacerbate this issue. A disused MOD freight railway line runs to Andover and the possibility of providing passenger services associated with a high level of residential growth should be investigated.	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Innovative sustainable transport solutions will be needed in the town to support high levels of residential growth. Solutions to overcome congestion on the A303 are also required. An opportunity may exist to provide passenger services on the disused freight railway line to Andover.

7. Climatic Factors	Increased GHG emissions / opportunities to minimise impacts	LT	I	B	L	++	--	--	--	Option 1 is reported to include high standards of sustainable construction and renewable energy should this option be developed. Options 2 to 4 - No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented. Proximity to a new employment site may present an opportunity to provide large scale CHP.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Potential exists for any renewable energy and heat schemes to link to the new employment site. This would provide a good range of uses suitable for a sustainable CHP scheme. Opportunities should be explored for additional heat and energy production.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	O	Options 1,2,3,7 - The sites are not located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with the local area and town.

9. Landscapes	Potential impacts/ uncertain	MT /LT	R	A	L	O	-/?	-/?	-/?	<p>Option 1 - The site is large enough to accommodate the required housing without affecting natural features such as hedgerows. The site is not in proximity to any landscape designated areas.</p> <p>Option 2 - It is thought that development would result in some landscape impacts and a more detailed assessment is required to assess degree of effect and value of mitigation needed.</p> <p>Option 3 - Landscape effects are uncertain and further assessment is required. The Strategic Landscape Team within the Council have indicated that this site would form a natural development location for the town. An AONB is located on the far side of the settlement and so impacts on the setting should be limited.</p> <p>Option 7 - As this site is the only open space within the town some landscape impacts are likely.</p>	<p>Development should be sensitive to landscape impacts and existing natural features should be protected. Detailed landscape assessment required to assess impacts and identify suitable mitigation.</p>
10. Housing	Housing provision	LT	R	C	L	++	++	++	++	<p>Options 1 to 3 - The sites are well related to the town, secondary school and proposed employment site and could provide a location for the development of sustainable housing.</p> <p>Option 7 - the site is well related to the town.</p>	<p>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. Development on all sites is capable of making a substantial contribution to the identified need for the town.</p>

11. Healthy Communities	Potential benefits/ uncertain	MT	R	A	L	+/?	+/?	+/?	+/?	Options 1,2,3 - Development on these sites is related to the town, secondary school and employment, opportunities exist to promote healthy lifestyles and provide additional GI. However, additional safe routes for pedestrians and cyclist are required between Tidworth and Ludgershall. Option 7 - Development on this site is related to the town, opportunities exist to promote healthy lifestyles and provide additional GI. However, additional safe routes for pedestrians and cyclist are required between Tidworth and Ludgershall.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace. New safe pedestrian and cycle routes are needed between Tidworth and Ludgershall.
12. Poverty and Deprivation	Potential benefits from all options	MT	R	A	L	+	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace
13. Community Facilities	Potential benefits/ uncertain	MT	R	A	L	?	?	?	?	Options 1,2,3,7 - It is unclear if the sites would be suitable to accommodate additional community facilities. The sites are well located to the town, secondary school and employment. However, large scale development would require significant additional infrastructure, including a primary school, GP surgery and Fire and Rescue and Ambulance facilities.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by range of key infrastructure. Further assessment is required on possible impacts of development on some sites.

14. Education and Skills	Option 1 - Potential benefits/ uncertain Options 2,3,7 Neutral effects	MT	R	A	L	+/?	O	O	O	<p>Option 1 - The provision of additional employment through mixed use development would help increase the range of jobs available within the town. No negative issues associated with this development have been raised by the Education Authority. However, new primary school provision would be required for large scale development.</p> <p>Options 2,3,7 - If the site is developed for sole housing, no additional jobs are provided for the town. No negative issues associated with this development have been raised by the Education Authority. However, new primary school provision would be required for large scale development.</p>	Mixed use development should be pursued which provides suitable employment provision for the town. Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing.
15. Transport	Likely impacts	LT	R	C	L	--	--	--	--	<p>The town is reported to have poor public transport connectivity and known issues exist on the nearby A303. Any large scale development would need innovative sustainable transport solutions to overcome these issues and minimise an increase in private transport use. Additional safe pedestrian and cycle routes are also needed between Tidworth and Ludgershall. An opportunity may exist to provide passenger services on the disused MOD freight railway line to Andover.</p> <p>Option 3 - The site has poor linkages to an A road.</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services. Innovative sustainable transport solutions are required to support large scale development and to minimise impacts on the A303. The potential use of the rail link between the town and Andover should be investigated.

16. Economy	Option 1 – Benefits to economy Options 2,3,7 No benefits to economy	LT	R	C	L	++	-	-	-	Option 1 - An increase in employment provision through likely employment development on an adjacent site. Development helps to provide sustainable and balanced housing and employment provision. Options 2,3,7 - If the sites are developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.	Option 1 - Ensure additional employment provision matches local needs as closely as possible. Options 2,3,7 - Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Option 1 – Increased employment Options 2,3,7 No benefits to employment	LT	R	C	L	++	-	-	-	Option 1 - Increased employment provision through additional employment land. Options 2,3,7 - If the site are developed for sole housing this does not provide a direct employment benefit for the town.	Option 1 - Ensure additional employment provision matches local needs as closely as possible. Options 2,3,7 - Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

Table A3.11: SA assessment of strategic site options for Warminster

Name:											
Option 1 – MOD Sites 5 and 6											
Option 2 – land West of Bath Road and South of Cold Harbour Lane and 44 to 48 Bath Road											
Option 3 – Land North of Victoria Road; Land rear of Victoria Road; Land at Bugley Barton Farm; land off Victoria Road; Land West of St Andrews Road; Land at Folly Lane; land at Warminster Common; Land at Bradley Road; Bore Hill Farm											
SA Objective	Nature of Effect	Assessment of Effect				Sig			Justification and Evidence	Suggested Mitigation and Enhancement Measures	
		T	R	S	L	Op 1	Op 2	Op 3			
1. Biodiversity	No impacts (Option 1 and 3) Potential	ST	R	B	L	O	+	O	For Options 1 and 3 there are not thought to be any likely wildlife impacts associated with development, although a survey would be required. For Option 2, a survey is required to assess possible impacts on nearby CWS.	A survey is required to clarify if there are any wildlife impacts. GI and habitats creation required to ensure no overall impacts through development and to reduce	

	impact / opportunities for enhancement (Option 2)								However, the site is large enough to accommodate significant habitat creation and a river corridor. The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed.	recreational pressure. For Option 2a survey is required to investigate impacts on the CWS.
2. Land and Soil	Limited impacts (Option 1) Loss of Greenfield land (Options 2 and 3)	LT	I	A	L	O/-	-	-	For Option 1 approximately half of the site is located within PDL and the site does not contain any G1 or G2 agricultural land. Development is likely to result in only limited loss of Greenfield land. For Options 2 and 3, any development would occur on Greenfield land and much of the sites are G1 agricultural land.	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss.
3. Waste Management	Increase in waste	ST	R	A	L	-	-/?	-	For Options 1, 2 and 3 increased development will increase waste. No details of possible future developments are available. For Option 2, the potential locating of a household waste site on land north of the development site should be investigated. Opportunities for an energy from waste unit should be considered.	A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards.
4. Water Resources	Increased water use/ likely effects	LT	R	C	L	--	--	--	The R Wylde runs through the town and is a tributary of the R Avon which is a SAC. Major reductions in public water supply are thought to be required to ensure the integrity of the SAC is not compromised. A water cycle study is likely to be required for Warminster. Known water phosphate issues affecting the SAC are also present in Warminster.	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. Any proposals for development should demonstrate that water abstractions issues would not be exacerbated. Water phosphate should be investigated through the HRA process and suitable mitigation identified. A water cycle study is required.
5. Flood Risk	Increased run off should be avoided	ST	R	A	L	O	?	O	For Options 1 and 3, the sites are located in FZ1 and are large enough to accommodate suitable surface water management. For Option 2, parts of the site are located within FZs 2 and 3; however development can be located within FZ1. The site is large enough to ensure surface water management is provided along with a river corridor.	A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that development can occur in FZ1.
6. Air Quality and	Good	MT	R	A	L	O/-	O/-	-	For Option 1, the site has good public	Potential schemes to reduce car use

Environmental Pollution	opportunities to minimise impacts								transport connectivity and is near to a secondary school and existing employment. Option 2 is near to existing employment. Opportunities to provide public transport connectivity exist which could incorporate Options 2 and parts of Option 3 if required. The use of separated sites in Option 3 may be more difficult to serve by public transport. There is a lack of detail to comment on other forms of environmental pollution.	associated with the proposed development should be investigated and car use should be minimised. Safe pedestrian and cycling routes should be provided to the town centre.
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider need of the town.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	The site is not located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town.
9. Landscapes	Impacts uncertain (Option 1) Some landscape impacts (Options 2 and 3)	MT	R	A	L	?	-	-	For Option 1, any landscape impacts are thought to be minimal, particularly as part of the site is PDL. Further investigation would be required to assess potential effects. For Option 2 the site is in proximity to an AONB and may have an impact on the setting of this area. Any development would need to be sensitive to this issue. However, the site is bounded by development to the northeast; development would provide an opportunity to increase GI, habitat creation and a river corridor. For Option 3, parts of the option are in proximity to an AONB and may have an impact on the setting of this area as above. More detailed assessment required to assess degree of effect and value of mitigation needed.	Detailed landscape assessment required to assess impacts and identify suitable mitigation.
10. Housing	Housing provision	LT	R	C	L	++	++	++	Development on the sites is capable of meeting the identified need for the town. No details are available about the likely type of provision. The site provides an ideal location	A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should be met.

									for mixed use development.	An appropriate component of affordable housing should be provided.
11. Healthy Communities	Potential benefits (Options 1 and 2) Impact uncertain (Option 3)	MT	R	A	L	+	+	?	Options 1 and 2 are suitable for mixed use development in a sustainable locations, opportunities exist to promote healthy lifestyles and provide additional GI. For Option 3, the location is suitable for predominately housing. Opportunities exist to promote additional GI.	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace
13. Community Facilities	Potential benefits	MT	R	A	L	+	+	+	For Option 1, development on this site would provide opportunities to provide expansion to the secondary school. The site is large enough and well located to accommodate other infrastructure needed in the town. For Options 2 & 3, the sites are large enough to accommodate additional infrastructure needs for the town and could be linked to public transport, perhaps with both options in combination. Specific development proposals would be required to assess impacts further.	Safe pedestrian and cycle routes should be provided along with provision of GI. High quality design standards required. Ensure development is well served by range of key infrastructure.
14. Education and Skills	Potential benefits/ uncertain	MR	R	A	L	+/?	+/?	○	For Options 1 & 2, the provision of additional employment through mixed use development would help increase the range of jobs available within the town. For Option 1, development on this site would provide an opportunity to expand the nearby secondary school which is needed. For Option 3, If developed for sole housing, no additional jobs are provided for the town.	Mixed use development should be pursued which provides suitable employment provision for the town. The potential for expanding the secondary school should also be examined.
15. Transport	Some impacts/ opportunities to minimise (Option 1 and 2)	LT	R	C	L	+/?	+/?	-	For Option 1, site located in proximity to existing employment and secondary school. The site has good public transport connectivity. For Option 2, site located in proximity to existing employment. Potential exists to ensure any new development is well	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.

	Some Impacts (Option 1)								connected to public transport. The site is very well located to the A350 and A36. Car use should be minimised through either option. For Option 3, the sites are well related to the existing highways network, but the use of separate site may be more difficult to serve by public transport.	
16. Economy	Benefits to economy (Options 1 and 2) Some Impacts (Option 3)	LT	R	C	L	++	++	-	For Options 1 & 2, an increase in employment provision through likely mixed development. Development helps to provide sustainable and balanced housing and employment provision. For Option 3, if the site is developed for sole housing, no benefit to the local economy.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Increased employment (Options 1 and 2) No benefits to employment (Option 3)	LT	R	C	L	++	++	-	For Options 1 & 2, increased employment provision through additional employment land. For Option 3, If the site is developed for sole housing this does not provide a direct employment benefit for the town. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.	Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.12: SA assessment of strategic site options for Westbury

Option 1 – Land at Matravers School and Land at Redland Lane.										
Option 2 – Land North of the Mead, Land North of Bitham Brook and Land at Gas House Farm.										
SA Objective	Nature of Effect	Assessment of Effect				Sig		Justification and Evidence	Suggested Mitigation and Enhancement Measures	
		T	R	S	L	Op 1	Op 2			
1. Biodiversity	Potential impacts	ST	R	B	L	?	-	Option 1 - Any wildlife impacts are thought to be minimal associated with this site, although there would be a loss of open space in the centre of Westbury and a survey would be required. Option 2 - A number of protected species are thought to be present on the site and surveys would be required to assess impacts. A survey of an existing lake and water course would also be needed.	The HRA indicates that development will increase recreational pressure on habitats; GI creation is needed. Some development may present opportunities to enhance habitat features. Option 2 - Translocation and new habitat provision may be needed for protected species. A water course corridor and suitable mitigation for any effects on the existing lake are needed.	

2. Land and Soil	Options 1 & 2 Limited impacts Option 3 Loss of Greenfield land	LT	I	A	L	O	-	Option 1 - Although the site is not PDL, the site is a very well located town centre site and so impacts would be minimal. Development would only occur if alternative and enhanced sports pitch provision was provided in a sustainable location within Westbury. This provision would be made if the school re-located. Option 2 - Any development would occur on Greenfield land, although the site does not contain G1 or G2 agricultural land.	The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. Option 1 - Alternative sports pitch provision would be required to at least the same standard and located within a sustainable location within the town.
3. Waste Management	Increase in waste	ST	R	A	L	-	-	Increased development will increase waste. No details of possible future developments are available.	A SWMP is required. Development should meet high waste management and recycling standards. The proposal should meet high CSH standards.
4. Water Resources	Increased water use	LT	R	C	L	-	-	No specific issues have been identified relating to water resources for Option 1, although increased development would result in increased water use. Further details are required to assess. Option 2 - Access to the existing STW would require crossing the railway which may be expensive. No details of how the site would be developed are available. Further details are required to assess.	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	Increased run off should be avoided	ST	R	A	L	O	O	Option 1 - The site is located in FZ1 and is large enough to accommodate suitable surface water management. Option 2 - Although parts of the site are located within FZs 2 and 3, development can be located within FZ1. The site is large enough to ensure surface water management is provided. Protection of a small lake and water course would be needed.	A surface water management strategy for development should be completed to demonstrate equivalent to Greenfield run off post development. Option 2 - It should be demonstrated that development can occur in FZ1. A water course corridor would be required.
6. Air Quality and Environmental Pollution	Option 1 - Good opportunities to minimise impacts Options 2,3 Some increase in pollution/ uncertain	MT	R	A	L	+/?	-/?	Option 1 - The sites are well related to the town centre and existing highways connections. Although access to the existing school is poor, development would provide an opportunity to create new access and reduce existing congestion. Option 2 - The site is not located within walking distance of the railway station, but does have good bus connectivity and is	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Option 1 - Access to the existing school site should be improved through any future development. Option 2 - The need for a new rail crossing should be investigated.

								reasonably well related to the town centre. Some increases in car use would be likely through development.	
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production to contribute to the wider need of the town.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	Option 1 - Although the site is not located within a Conservation Area, it is in close proximity to one. High design standards would be required to ensure no impact on the setting of the Conservation Area. Option 2 - Sites not located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town. Option 1 - High design standards required to ensure no impact on the setting of the Conservation Area
9. Landscapes	Options 1 & 2 Impacts uncertain Option 3 Potential impacts/uncertain	MT	R	A	L	?	-/?	Option 1 - Any landscape impacts are thought to be minimal. Option 2 - Development would fill greenspace between the railway and the existing town limit and would be likely to have some landscape impact.	Further investigation would be required to assess potential of all sites. Detailed landscape assessment required to assess impacts and identify suitable mitigation.
10. Housing	Housing provision	LT	R	C	L	++	++	Option 1 - The site provides an ideal location for mixed use sustainable development being well related to the town centre. Option 2 - Development on these sites 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	Option 1 Potential benefits Options 2 & 3 Potential benefits/uncertain	MT	R	A	L	++	?	Option 1 - The site presents an opportunity to provide mixed use development in a sustainable location and should maximise walking and cycling. Alternative sports provision would be required in a sustainable location within the town. Development provides an opportunity for enhanced provision. Option 2 - Development on this site is likely to be for sole housing, although public transport connectivity is good. Some increased provision	High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.

								of GI could be accommodated. The contribution to healthy lifestyles is uncertain.	
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.	A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.
13. Community Facilities	Potential benefits	MT	R	A	L	++	+	Option 1 - Preliminary proposals for this site would involve the development of a new school in the town with enhanced facilities, including an arts centre with some public access and improved sports pitch provision for the town. Development of the site would therefore provide the opportunity for mixed use development on a site that is well related to the town centre and provide additional infrastructure for the town. This has been highlighted as a particular need for Westbury. Option 2 - The site is large enough to accommodate additional infrastructure needs for the town and could be linked to public transport.	Specific development proposals would be required to assess impacts further. High quality design standards required. Ensure development is well served by range of key infrastructure. Opportunities for the provision of new infrastructure in the town should be pursued to maximise overall community benefit.
14. Education and Skills	Option 1 - Potential benefits Option 2 - Potential benefits/ uncertain Option 3 - Neutral effects	MR	R	A	L	++	○	Option 1 - Development of this site would provide an opportunity to develop a new school in Westbury with enhanced facilities including an arts centre and sports provision. A new primary school is likely to be required for the scale of development envisaged. Option 2 - If the site is developed for sole housing, no additional jobs are provided for the town. No negative issues associated with this development have been raised by the Education Authority. The sites have good public transport connectivity. An additional primary school would be required in the town for the level of growth envisaged.	Option 1 - Opportunities to provide new school and other facilities provision for the town should be pursued to maximise community benefit. Option 2 - Suitable contributions from any development should be made to ensure appropriate levels of provision are made to meet the needs of increased housing.
15. Transport	Option 1 - Some impacts/ opportunities to minimise Option 2 - Uncertain impacts	LT	R	C	L	+/?	-	Option 1 - Site well related to the town centre and existing highways and public transport connectivity. Development would provide an opportunity to improve access to the site and reduce existing congestion issues. However, some increases in car use would be likely and the site is not within walking distance of the	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services for all sites. Option 2 - A road crossing of the railway should be investigated.

	Option 3 - Some impacts							town's railway station. Option 2 - The site is not located within walking distance of the railway station, but does have good bus connectivity. However, increases in private transport would be likely from development.	
16. Economy	Options 1 & 2 Significant benefits likely Option 3 No benefits to economy	LT	R	C	L	++	-	Option 1 - The site would be suited for housing with some mixed use development and as such could help provide increased employment provision. Associated increases in infrastructure provision such as the new school and arts centre may also provide wider benefits to the local economy. Option 2 - If the site is developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.	Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Options 1 & 2 Increased employment Option 3 No benefits to employment	LT	R	C	L	++	-	Option 1 - Potential increases in employment provision if mixed development pursued. Option 2 - If the site is developed for sole housing this does not provide a direct employment benefit for the town.	Option 1 - Opportunities for additional employment provision through mixed use development should be investigated. Option 2 - Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.13: SA assessment of strategic site options for Wootton Bassett

<p>Name: Option 1 – Brynards Hill, Lower Woodshaw Farm, land South of Wootton Bassett, Land South of Wotton Bassett and Templars Way Industrial Estate.</p> <p>Name: Option 2 – Rugby Club Stoneover Lane, Radio Station off Lime Kiln, WSBA Ground and Rear of Public House off Station Road Works.</p> <p>Name: Option 3 – North West of the Whitehall Lane Industrial Estate and Land North of Whitehall Lane.</p> <p>Name: Option 4 – Land West of Maple Drive, Marsh Farm and Land adjacent to TH White Car Sales.</p> <p>Name: Option 5 – Land North of Swindon Road.</p>												
SA Objective	Nature of Effect	Assessment of Effect				Significance					Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2	Op3	Op 4	Op 5		

1. Biodiversity	Options 1, 4 and 5 – Potential impacts Option 2 No impacts Option 3 Impacts uncertain	ST	R	B	L	-	-	?	-	-	<p>Option 1 - This site contains a SSSI along with a number of habitat features and watercourses. Surveys would be required to assess impacts. The railway also provides a habitat corridor which would need to be protected. However, the site capacity is much greater than the level of housing required and so development may be possible, particularly to the north west of the site.</p> <p>Option 2 - some protected species are present and suitable mitigation would be required. A watercourse does run through part of the site which would need protecting.</p> <p>Option 3 - No issues have been identified relating to potential wildlife impacts associated with future development. However, a minor watercourse crosses the site which may need to be protected. Hedgerows and an adjacent copse may also need protecting. A survey is required to assess impacts.</p> <p>Option 4 - The site is adjacent to a CWS and a survey would be required to assess impacts. Watercourses run across the site, in addition to hedgerows and other features and these would also need protecting.</p> <p>Option 5 - A number of protected species have been monitored nearby and surveys would be required to assess impacts. A watercourse and ponds within the site would need protecting.</p>	<p>A survey is required to investigate the nature of impacts and recommend suitable mitigation for all sites. GI and habitats creation required to ensure no overall impacts through development.</p> <p>Option 1 – Particular mitigation required in relation to SSSI. The railway habitat and watercourse corridors should be protected. The scale and setting of development is required to determine the likely impacts.</p> <p>Option 2 - Translocation and new habitat provision may be needed for GCN.</p> <p>Option 3 – No additional comments.</p> <p>Option 4 - A watercourse corridor would be required. New recreational habitat may be needed to reduce pressure from public usage.</p> <p>Option 5 - A watercourse corridor would be required. Translocation and new habitat provision may be needed for GCN.</p>
-----------------	---	----	---	---	---	---	---	---	---	---	---	---

2. Land and Soil	Options 1, 3, 4 and 5 - Loss of Greenfield land Option 2 - Impacts Uncertain	LT	I	A	L	-	?	-	-	-	<p>Option 1 - Any development would occur on Greenfield land, although the site does not contain G1 or G2 agricultural land. Historic landfills are located adjacent to this site which would need to be investigated. Part of this site is within a Minerals Safeguarding Area.</p> <p>Option 2 - Part of the option is PDL and the site does not contain any G1 or 2 agricultural land. If alternative recreation land is made available, impacts should be limited. Part of this site is within a Minerals Safeguarding Area.</p> <p>Options 3, 4 and 5 - Any development would occur on Greenfield land, although the site does not contain any G1 or G2 agricultural land. For Option 3 part of this site is within a Minerals Safeguarding Area.</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss.</p> <p>Option 1 - Historic landfill sites would need investigating for any potential impacts for Options 1, 2, 3 and 4. Impacts associated with the Minerals Safeguarding Area also need investigating.</p>
3. Waste Management	Increase in waste/ opportunities	ST	R	A	L	-/?	-	-	-	-	<p>Increased development will increase waste. No details of proposed future development are available.</p> <p>Option 1 - the potential locating of housing in proximity to two employment sites, along with a potential expansion of this employment land, may present an opportunity for a new energy from waste scheme.</p>	<p>A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards. Opportunities for energy from waste schemes should be pursued.</p>
4. Water Resources	Increased water use/ likely effects	LT	R	C	L	--	--	--	--	--	<p>There is currently insufficient dilution in relation to the STW and further development will exacerbate this problem. Significant new infrastructure may be required.</p>	<p>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. Any proposals for development should demonstrate that an acceptable solution to the STW issue has been identified.</p>

5. Flood Risk	Option 1 - Potential flood risk Options 2,3,4,5 - Increased run off should be avoided / uncertain	ST/ LT	R	A	L	-	?	?	?	?	<p>Option 1 - A sizable proportion of the site is within the floodplain, including functional floodplain. It is however, likely that the site is large enough for development to be accommodated within FZ1. Suitable surface water management should be provided. Land designated to manage surface water from the existing employment site should be protected.</p> <p>Option 2 - The site is located in FZ1. It is unclear if the site is large enough to accommodate suitable surface water management. However, the site is in proximity to the location of historic flood events and any potential increase in flood risk should be investigated.</p> <p>Options 3,4,5 – sites located in FZ1 and should be large enough to accommodate suitable surface water management. However, minor watercourses cross the sites and possible impacts should be investigated.</p>	<p>A surface water management strategy for all development sites should be completed to demonstrate equivalent to Greenfield run off post development.</p> <p>Option 1 - Existing land used for surface water management should be protected. Existing flood defence infrastructure protecting the employment site should be protected and enhanced where possible.</p>
---------------	--	-----------	---	---	---	---	---	---	---	---	---	---

6. Air Quality and Environmental Pollution	Options 1,4,5 - Some increase in pollution/ uncertain Options 2,3 - Good opportunities to minimise impacts	MT	R	A	L	-/?	+/?	+/?	-	--	<p>Option 1 - the northern part of the site is well related to the existing secondary school, town centre, employment and public transport. The southern part of the site is less well related to the town and is south of the existing railway line.</p> <p>Option 2 - The site is well related to the town centre, secondary school and existing employment.</p> <p>Option 3 - The eastern part of this site is well located to the town, the existing school and employment. The site is well related to the existing highways and public transport network and opportunities may be available to provide new services. Development on the western part of this site is more uncertain.</p> <p>Option 4 - the site is more remote from the town centre. However, opportunities to provide public transport connectivity exist.</p> <p>Option 5 - the site is separate from the town centre. Public transport links are reportedly good, but as the site is physically not connected, pedestrian and cycle linkages are poor.</p>	<p>Some increase in car use is likely from any proposed development. Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised.</p> <p>Option 1 - Opportunities for development in northern part of site should be investigated in isolation to the southern part of the site.</p> <p>Option 2 - Safe pedestrian and cycling routes should be provided to the town centre.</p> <p>There is a lack of detail to comment on other forms of environmental pollution.</p>
--	---	----	---	---	---	-----	-----	-----	---	----	---	---

7. Climatic Factors	Options 1,3,4 - Increased GHG emissions / opportunities to minimise impacts Options 2,5 - Increased GHG emissions	LT	I	B	L	--	--	--	--	--	<p>No details are available for the proposed developments concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.</p> <p>Option 1 - Mixed development in the northern part of the site may present opportunities for large scale CHP.</p> <p>Options 3 & 4 - Mixed development may present opportunities for large scale CHP.</p> <p>Option 5 - As the site is separate from the town opportunities for renewable energy and heat scheme with wider benefits are more limited.</p>	<p>A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production.</p> <p>The potential for CHP should be investigated.</p>
8. Historic Environment	No likely effects for all options	ST	R	A	U	O	O	O	O	O	<p>Options 1,4,5 – The sites are not located within a Conservation Area, although high design standards would still be required.</p> <p>Options 2,3 - Although the sites are not located within a Conservation Area, they are adjacent to one. High design standards would be required to ensure no impact on the setting of the Conservation Area.</p>	<p>High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town.</p> <p>High design standards required to ensure no impact on the setting of the Conservation Area.</p>

9. Landscapes	Impacts uncertain	MT/ LT	R	A	L	-/?	?	?	?	?	<p>Option 1 - Any development on the northern part of the site would have limited impact on wider landscape values as the site is largely bounded by housing and employment uses. However, some impact on landscape would be likely from development on the southern part of the site.</p> <p>Option 2 - Any landscape impacts are thought to be minimal. Development would result in loss of greenspace within the town.</p> <p>Option 3 - Any landscape impacts are thought to be minimal.</p> <p>Option 4 - Any landscape impacts are thought to be minimal, although part of the site is adjacent to a recreation ground.</p> <p>Option 5 - Any landscape impacts are thought to be minimal, although part of the site is adjacent to a recreation ground.</p>	<p>A more detailed landscape assessment may be required to assess impacts and identify suitable mitigation at all sites.</p> <p>Option 1 - Development on the southern part of the site is likely to be particularly affected by any development.</p> <p>Option 2 - Alternative greenspace provision within the town should be sought.</p>
---------------	-------------------	-----------	---	---	---	-----	---	---	---	---	--	--

10. Housing	Housing provision	LT	R	C	L	++	++	++	+	+	<p>Option 1 - Development on this site is capable of making a substantial contribution to the identified need for the town. The northern part of site is well related to the existing town, secondary school and employment land to the west and east of the site and could provide a location for the development of sustainable housing.</p> <p>Options 2,3 - Development on this site is capable of making a significant contribution to the identified need for the town. The site is well related to existing housing and could provide a location for the development of sustainable housing.</p> <p>Options 4 and 5 - Development on this site is capable of making a significant contribution to the identified need for the town. However, the site is less well related to the town than alternatives.</p>	<p>A good range of sizes, tenures and types of dwellings should be provided. High standards of sustainable design should also be met. An appropriate component of affordable housing should be provided.</p>
-------------	-------------------	----	---	---	---	----	----	----	---	---	--	--

11. Healthy Communities	Likely impacts across all sites with uncertainties	MT	R	A	L	+/?	+	+/?	?	--	<p>Option 1 - Development on the northern part of this site may be regarded as sustainable, is related to the town, secondary school and employment, opportunities exist to promote healthy lifestyles and provide additional GI.</p> <p>Option 2 - As a housing development in a sustainable location, well related to the town, secondary school and employment, opportunities exist to promote healthy lifestyles and provide additional GI.</p> <p>Option 3 - Development on the eastern part of this site may be regarded as sustainable, is related to the town, secondary school and employment, opportunities exist to promote healthy lifestyles and provide additional GI. Impacts from development to the west of this site are uncertain.</p> <p>Option 4 - Part of the option is adjacent to a recreation ground. Further investigation is required to assess impacts or benefits.</p> <p>Option 5 - The site is separated and more remote from the town, pedestrian and cycle routes may be less viable. Further investigation is required to assess impacts or benefits.</p>	<p>High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.</p> <p>Option 1 - Further assessment is required on possible impacts of development to the south of this site.</p> <p>Option 3 - Further assessment is required on possible impacts of development to the south of this site.</p>
12. Poverty and Deprivation	Potential benefits/ uncertain	MT	R	A	L	+/?	+	+	+/?	+/?	<p>A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI. A reliance on car use may increase costs.</p>	<p>A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.</p>

13. Community Facilities	<p>Option 1 - Potential benefits/ uncertain</p> <p>Option 2 - Potential benefits</p> <p>Option 3 - Potential benefits/ uncertain</p> <p>Option 4 - Impacts uncertain</p> <p>Option 5 - Limited benefits</p>	MT	R	A	L	+/?	+	+/?	?	-	<p>Option 1 - It is unclear if the site would be suitable to accommodate additional community facilities. However, the northern part of the site is well located to the town, secondary school and employment. The potential benefits of development on the southern part of the site are uncertain.</p> <p>Option 2 - It is unclear if the site would be suitable to accommodate additional community facilities. However, the site is well located to the town, secondary school and employment.</p> <p>Option 3 - It is unclear if the site would be suitable to accommodate additional community facilities. However, the eastern part of the site is well located to the town, secondary school and employment. The potential benefits of development on the western part of the site are uncertain.</p> <p>Option 4 - Although the site is large enough to accommodate additional infrastructure needs for the town, the location may not be suitable for this provision. The site is more on the periphery of the town. The site could be linked to public transport.</p> <p>Option 5 - It is unclear if the site is large enough to accommodate additional infrastructure needs for the town, the location may not be suitable for this provision.</p>	<p>Specific development proposals would be required to assess impacts further.</p> <p>Safe pedestrian and cycle routes should be provided along with provision of GI.</p> <p>High quality design standards required. Ensure development is well served by range of key infrastructure.</p> <p>Option 1 - Further assessment is required on possible impacts of development to the south of this site.</p>
--------------------------	---	----	---	---	---	-----	---	-----	---	---	--	---

14. Education and Skills	<p>Option 1 - Potential benefits/ uncertain</p> <p>Option 2 - Uncertain impacts</p> <p>Option 3 - Potential benefits/ uncertain</p> <p>Option 4 - Potential benefits/ uncertain</p> <p>Option 5 - Uncertain impacts</p>	MT	R	A	L	+/?	?	+/?	+/?	?	<p>If the sites are developed for sole housing, no additional jobs are provided for the town. No negative issues associated with these developments have been raised by the Education Authority. However, this is dependant on the closure of RAF Lyneham and new school provision to the West of Swindon. In the absence of these initiatives school provision in Wootton Bassett would need to be increased.</p>	<p>Mixed use development should be pursued which provides suitable employment provision for the town.</p>
--------------------------	---	----	---	---	---	-----	---	-----	-----	---	--	---

15. Transport	Potential benefits/ opportunities to minimise	LT	R	C	L	+/ ?	+/ ?	+/?	-	--	<p>Option 1 - The northern part of this site is located in proximity to existing employment, secondary school and town centre. Further employment provision helps to reduce out commuting from the town which is a known issue. However, public transport connectivity may need to be improved. Impacts associated with development on the southern part of the site are uncertain.</p> <p>Option 2 - Sites located in proximity to existing employment, secondary school and the town centre. The site has good public transport connectivity.</p> <p>Option 3 - The eastern part of this site is located in proximity to existing employment, secondary school and town centre. Further employment provision helps to reduce out-commuting from the town which is a known issue. Impacts associated with development on the western part of the site are uncertain.</p> <p>Option 4 – Site located in proximity to potential new employment. Potential exists to ensure any new development is well connected to public transport.</p> <p>Option 5 - The site is well related to the existing highway network and is reported to have good public transport connectivity. However, the site is separate and remote from the town.</p>	Car use should be limited. A variety of schemes should be pursued to encourage public transport use and maximise connectivity with key services.
---------------	---	----	---	---	---	---------	---------	-----	---	----	---	--

16. Economy	Options 1,3,4 - Benefits to economy Options 2,5 - No benefits to economy	LT	R	C	L	++	-	++	++	-	Options 1,3,4 - An increase in employment provision through likely mixed development. Development helps to provide sustainable and balanced housing and employment provision. Options 2,5 - If the site is developed for sole housing, no benefit to the local economy. There is a need to improve the balance between housing and jobs within the town and this development would exacerbate this issue. The site is poorly located to house employment provision due to poor accessibility.	Options 1,3,4 – Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Options 2,5 - Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.
17. Employment	Options 1,3,4 Increased employment Options 2,5 – No benefits	LT	R	C	L	++	-	++	++	-	Options 1,3,4 - Increased employment provision through additional employment land. Options 2,5 – The balance between housing and jobs in the town needs to be improved. This development is unlikely to help deal with this issue.	Options 1,3,4 - Additional employment should be matched as closely as possible to local needs with every effort to employ local people where appropriate. Options 2,5 – Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.

Table A5.14: SA assessment of strategic site options for West of Swindon

Option 1 – 3000 dwellings on land at Pry Farm, Ridgeway Farm and Moredon Bridge										
Option 2 – 3000 dwellings along the western urban edge of Swindon										
Option 3 – A large development south of Hook Street of at least 2500 dwellings										
SA Objective	Nature of Effect	Assessment of Effect				Sig			Justification and Evidence	Suggested Mitigation and Enhancement Measures
		T	R	S	L	Op 1	Op 2	Op 3		
1. Biodiversity	Option 1 -	LT	I	A	L	--	-/?	?	The HRA indicates that development will	Further survey work would be

	Potential Impacts Option 2 - Potential Impacts/ Uncertain Option 3 - Impacts Uncertain								<p>increase recreational pressure on habitats; GI creation is needed.</p> <p>Option 1 - There are a number of potential impacts, including the River Ray corridor; Cricklade Country Way; a number of CWSS and Community Forest site. Clifford Meadow SSSI lies to the east of the site; a significant part of the part of the site is a SNA. Further survey work is needed to assess impacts. It is unclear if the site is large enough to accommodate suitable mitigation.</p> <p>Option 2 - It is not clear from the option to 'spread development along the western urban edge of Swindon' exactly where development would take place. More information on location of development would be required. The River Ray Corridor, Lydiard Park and Cricklade Country Way would all need protecting.</p> <p>Option 3 - Little evidence exists on the biodiversity value of the site and further assessment is required.</p>	<p>required to assess any potential impact on these conservation interests and any others identified. This should ensure any proposed development avoids areas with significant conservation value and should also identify where enhancements to habitats could be undertaken. Any development should enhance existing biodiversity, make use of wide buffer zones and have a comprehensive GI policy. This would also help reduce recreational pressure.</p> <p>All options - Any development should try to protect and enhance existing biodiversity. Key areas along the western edge include Lydiard Park, Cricklade Country Way and the River Ray Corridor. GI and habitats creation required to ensure no overall impacts through development and to reduce recreational pressure. A suitable river corridor would also be needed.</p>
2. Land and Soil	Loss of greenfield and agricultural land/ potential contamination issues	LT	I	A	L	-	-	-	<p>Option 1 - Any development would occur on Greenfield land. Previous Consultation has highlighted that the proposed sites are on minor aquifer and there are minor watercourses running through the development area. These may be potential receptors for contamination. Further assessment may be necessary, particularly in the Pry Farm area.</p> <p>Purton Petroleum Storage Depot is located south of Pry Farm at Brehill Bridge. 2 aviation fuel pipelines and an ESSO line pass through the depot. Further assessment is required.</p> <p>Options 2,3 - Any development would take place on Greenfield land. Previous consultation has highlighted that the proposed sites are on a minor aquifer and</p>	<p>The development of maximum viable densities to create a sustainable community will minimise the impact of Greenfield loss. A contaminated land assessment may be required.</p>

									there are minor watercourses running through the development area. These may be potential receptors for contamination. Further assessment may be necessary.	
3. Waste Management	Increase in waste	MT	R	A/C	L	-	-	-	Increased development will increase waste. No details of possible future developments are available. Option 2 - MCA analysis notes that Pry Farm and Woodbridge Farm Landfill sites are in the centre of one of the sites.	A SWMP is required. The development should meet high waste management and recycling standards. The proposal should meet high CSH standards.
4. Water Resources	Increased water use	MT/LT	R	B/C	L	-	-	-	No details of how the site would be developed are available. Further details are required to assess. The Environment Agency indicates that the relevant Water Resource Zone is under some supply-demand pressure and that developments of the size proposed at West Swindon may add to this pressure.	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	Option 1 - Significant flood risk constraints in this area. Option 2 - Potential significant impacts in some areas. Option 3 - Increased run off should be avoided	LT/ST	R/I	B/A	L	--	--	0	Option 1 - Significant risk associated with River Ray Corridor and area to north/north east of site. Option 2 - Option is not at all specific on location. Very difficult to assess. High risk areas include Shaw Brook, Lydiard Brook, River Ray Corridor. Option 3 - Although parts of the site are located within FZs 2 and 3, development can be located within FZ1. The site is large enough to ensure surface water management is provided along with a river corridor.	SFRA Level 2 required if cannot fit all of development in FZ1. Otherwise if all development is in FZ1 a surface water management plan and FRA would be required from developer. Any further studies into these preferred sites should also consider the findings of the Swindon Water Cycle Strategy. A surface water management strategy for the development should be completed to demonstrate equivalent to Greenfield run off post development. It should be demonstrated that development can occur in FZ1.
6. Air Quality and Environmental Pollution	Likely impacts / uncertain	LT	R/I	C/A	L	-/?	-/?	--	Option 1 - Noise issues would be likely associated from the railway line which splits the option. Opportunities exist to develop public transport solutions. Car use is however, likely to increase. More details are required to assess. Option 2 - Some noise issues would be likely associated with the sites proximity to the railway line and the M4. Opportunities exist to develop public transport. Car use is	Potential schemes to reduce car use associated with the proposed development should be investigated and car use should be minimised. Noise and air quality issues would require suitable mitigation. This might include a wide buffer zone or a noise earth bund.

									however, likely to increase. More details are required to assess. Option 3 - Significant issues have been identified relating to noise and air quality relating to the proximity of the M4. A significant increase in commuting along the M4 is also likely increasing car use and associated pollution.	
7. Climatic Factors	Increased GHG emissions	LT	I	B	L	--	--	--	No details are available for the proposed development concerning sustainable construction or renewable energy. Additional dwellings are likely to increase GHG emissions through construction/energy use and consumption by habitants unless strong mitigation implemented.	A high CSH score should be achieved for sustainable construction and on site renewables should provide all the sites heat and energy needs. Opportunities should be explored for additional heat and energy production.
8. Historic Environment	No likely effects	ST	R	A	U	O	O	O	Option 1 - The site is not located within a Conservation Area, although high design standards would still be required. An archaeology feature has been identified adjacent to Ridgeway Farm and needs to be investigated. Options 2,3 – Sites not located within a Conservation Area, although high design standards would still be required.	High design standards required to meet other objectives and ensure compatibility with historic features of the local area and town. An investigation of any identified archaeological features is required.
9. Landscapes	Some landscape impacts	LT	I	A/ B/ C	L	--	-	-	Option 1 - The MCA analysis has identified a high value landscape throughout this site. Potential effects on Purton and Cricklade Country Way. Mitigation certainly possible but will depend on specific details of development. Option 2 - MCA analysis has identified a range of landscapes and quality. Key areas include Lydiard Park and setting of villages such as Purton and Lydiard Millicent. Option 3 - MCA analysis has identified potential impacts on the identity of Hook village to the west of this site. Any development would need to be sensitive to these issues. More detailed assessment required to assess degree of effect and value of mitigation needed.	Option 1 - Landscape mitigation not addressed in detail in Study Update, but suggests careful screening and green infrastructure could alleviate any impact on Purton. MCA analysis suggests that sympathetic design would be required to set the context between Swindon, Purton and the wider landscape to the north. Option 2 - Landscape features can be protected through a range of measures such as rural buffers, GI, tree planting and avoiding development in certain locations or building at low density in some locations. Option 3 - Could avoid development in these areas and provide adequate sized buffer.

10. Housing	Housing provision	LT	R/I	C/A	L	++	+	++	<p>Option 1 - Provision of 3000 dwellings on this site should allow a wide range of sizes, types and tenures and a more viable development than smaller sites.</p> <p>Option 2 - Less concentrated approach to development may not deliver benefits associated with one sustainable functioning urban extension.</p> <p>Option 3 - Provision of 3000 dwellings on this site should allow a wide range of sizes, types and tenures and a more viable development than smaller sites.</p>	<p>No details are available about the likely type of provision.</p> <p>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.</p>
11. Healthy Communities	Options 1,3 – Potential benefits/ uncertain Option 2 - Potential benefits	MT	R	A	L	+/?	+	+/?	<p>Option 1 - Development on this site is related to the town, secondary school and employment.</p> <p>Option 2 - The site is well related to the town.</p> <p>Option 3 - Development on this site is related to the town, secondary school and employment.</p>	<p>High design standards required to reduce crime and fear of crime and to promote healthy lifestyles and access to urban greenspace.</p>
12. Poverty and Deprivation	Potential benefits	MT	R	A	L	+	+	+	<p>A range of sizes, tenures and types of housing would provide opportunity to promote social cohesion. Energy efficient standards should be provided with access to GI.</p>	<p>A good range of sizes, tenures and types should be provided. Energy efficient mixed use development should be sought with high quality design standards and good access to urban greenspace.</p>
13. Community Facilities	Options 1,3 - Likely benefits Option 2 - Impacts uncertain	MT	R	A	L	++	?	++	<p>Option 1 - The site is well located to the town, secondary school and employment. A development of this size is likely to be of sufficient size to help facilitate the delivery of additional community facilities.</p> <p>Option 2 - It is unclear if a collection of smaller sites would be able to provide sufficient contributions for the required infrastructure.</p> <p>Option 3 - Although the development is more on the periphery of the town, the size of the development is likely to help facilitate additional community facilities. The site could be linked by improved public transport.</p>	<p>Safe pedestrian and cycle routes should be provided along with provision of GI.</p> <p>High quality design standards required. Ensure development is well served by range of key infrastructure. Specific development proposals would be required to assess impacts further.</p>
14. Education and Skills	Uncertain impacts	MT	R	A	L	?	?	?	<p>Options 1,2 - Development would require additional primary school provision in the town. Further investigation is required to assess potential impacts of development.</p>	<p>An appropriate scale of development should be pursued which does not have negative impacts on school provision for the town. Further</p>

									Option 3 - Development may require additional school provision in the town. A number of existing schools are located nearby. Further investigation is required to assess potential impacts development.	investigation is needed. Appropriate school provision is required.
15. Transport	Impacts likely at all sites	LT/MT	R/I	C/A	L	-	-	--	<p>Option 1 - More details required to accurately assess impacts. MCA analysis states there are existing bus services in the area. Highways Agency has particular concerns regarding the impact of additional trips associated with identified growth upon the SRN and specifically the M4 corridor (J16-15) and the A419.</p> <p>Option 2 - Will depend where development takes place. Range of local bus services in W. Swindon and good links to urban area. Highways Agency has particular concerns regarding the impact of additional trips associated with identified growth upon the SRN and specifically the M4 corridor (J16-15) and the A419.</p> <p>Option 3 - MCA analysis states that location may encourage unsustainable patterns of commuting along the M4. Hook village may receive increase in vehicles. Highways Agency has particular concerns regarding the impact of additional trips associated with identified growth upon the SRN and specifically the M4 corridor (J16-15) and the A419.</p>	<p>Option 1 - Parts of this site would require substantial investment in highways infrastructure, public transport provision and other sustainable transport modes making access easy to local services.</p> <p>Option 2 - Promotion of sustainable transport modes required and range of local services and facilities to reduce the need to travel. There is a need to consider the impact of development on the Strategic Road Network, namely the A419 and the M4.</p> <p>Option 3 - Major transport solutions may be required to accommodate development here. Improvements would need to be made to Blagrove roundabout and significant investment in sustainable transport modes into Central Swindon. There is a need to consider the impact of development on the SRN, namely the A419 and the M4.</p>
16. Economy	Options 1,3 - Benefits to economy. Option 2 - No benefits to economy	MT/LT	R	B/C	L	++	-	++	<p>Options 1,3 - Likely positive if jobs are provided for local people, easy access to Central Area of Swindon and wide choice of housing for local workforce.</p> <p>Option 2 - If the site is developed for sole housing, no benefit to the local economy. However, additional housing is needed to provide both an accessible workforce as well as help to contribute to the vitality of the town centre.</p>	<p>Options 1 & 3 - It is imperative that a development of this size helps the economic regeneration of Swindon, especially the Central Area.</p> <p>Option 2 - Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p>
17. Employment	Options 1,3 - Increased employment Option 2 - No	MT/LT	R	B/C	L	++	-	++	<p>Option 1 - MCA analysis suggests Ridgeway Farm and Moredon Bridge have good accessibility to employment areas however, Pry Farm is relatively isolated. Pry Farm will</p>	<p>Option 1 - Further technical study required to assess location and amount of employment provision. Must ensure no significant adverse</p>

	benefits to employment							<p>be linked to Swindon via Ridgeway Farm and Moredon Bridge and it will be possible to include adequate provision of employment on site of this size.</p> <p>Option 2 – If the site is developed for sole housing this does not provide a direct employment benefit for the town.</p> <p>Option 3 - Windmill Hill, Blagrove Industrial Estate and Interface employment site within cycling distance.</p>	<p>effects on viability of Central Area of Swindon.</p> <p>Option 2 – Opportunities to increase local employment should be pursued and should match as closely as possible to local needs with every effort to employ local people where appropriate.</p> <p>Option 3 - This site should be large enough to generate contributions for employment land and better accessibility to existing sites.</p>
--	------------------------	--	--	--	--	--	--	---	--

Appendix 6: Quality Assurance Checklist and Compliance with SEA Directive.

Quality Assurance Requirement	How The Requirement Has Been Met
<p>Objectives and Context</p> <ul style="list-style-type: none"> • The plan’s purpose and objectives are made clear. • Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. • SA objectives are clearly set out and linked to indicators and targets where appropriate. • Links with other related plans, programmes and policies are identified and explained. • Conflicts that exist between SA objectives, between SA and plan objectives and between SA objectives and other plan objectives are identified and described. 	<p>The Scoping Report clearly sets out environmental and sustainability issues and the relationship to other Plans, Programmes and Policies. The SA Framework sets out proposed SA Objectives clearly linked to decision aiding questions and indicators. The document was consulted on in January 2009 and updated in accordance with suggested changes. The SA Report tests the compatibility of the SA and Core Strategy Objectives and assesses these against the SA Framework.</p>
<p>Scoping</p> <ul style="list-style-type: none"> • The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report. • The appraisal focuses on significant issues. • Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. • Reasons are given for eliminating issues from further consideration. 	<p>The statutory consultation bodies have been consulted throughout the process as part of a Sustainability Working Group and through formal consultation processes. The SA Framework focuses on suggested issues and it is made clear in the post consultation schedule of changes why any issues have not been taken forward. Throughout the SA work any uncertainties identified have been clearly stated.</p>
<p>Alternatives</p> <ul style="list-style-type: none"> • Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. • Alternatives include ‘do nothing’ and/or ‘business as usual’ scenarios wherever relevant. • The sustainability effects (both adverse and beneficial) of each alternative are identified and compared. • Inconsistencies between the alternatives and other plans, programmes or policies are identified and explained. • Reasons are given for selection or elimination of alternatives. 	<p>The alternatives tested have been based on comprehensive work undertaken by the former District Councils in Wiltshire. These are both realistic and are fully explained in the SA Report. Do nothing scenarios will be tested as part of developing Core Strategy policies and set out in future versions of the SA Report. Effects have been set out in the assessment tables and any identified likely significant effects are discussed in the SA Report. The reason for the elimination of alternatives is clearly stated.</p>
<p>Baseline Information</p> <ul style="list-style-type: none"> • Relevant aspects of the current state of the environment and their likely evolution without the plan are described. • Characteristics or areas likely to be significantly altered are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan. • Difficulties such as deficiencies in information or methods are explained. 	<p>The Scoping Report sets out a detailed baseline of relevant information and has been organised across 13 topic areas. Any difficulties or deficiencies have been identified; in particular any uncertainties or the need for additional assessment or information has been highlighted within the SA assessment tables.</p>

<p>Prediction and evaluation of likely significant environmental effects</p> <ul style="list-style-type: none"> • Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscapes) as relevant. • Both positive and negative effects are considered, and where practicable, the duration of effects (Short medium or long term) is addressed. • Likely secondary, cumulative and synergistic effects are identified where practicable. • Inter-relationships between effects are considered where practicable. • Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations and thresholds. • Methods used to evaluate the effects are described. 	<p>The SA assessment tables are considered to be comprehensive and fully address the requirements of the SA/SEA processes. Every effort has been made to provide evidence to support the identified effects.</p>
<p>Mitigation measures</p> <ul style="list-style-type: none"> • Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. • Issues to be taken into account I development consents are identified. 	<p>Suggested mitigation and enhancement measures have been identified throughout the SA assessment tables. However, mitigation will be addressed in more detail in later stages of the SA process. For example, as the preferred options are developed, more detailed assessments will be undertaken and mitigation and enhancement measures will be considered in more detail. This will be set out in later iterations of the SA Report.</p>
<p>The SA Report</p> <ul style="list-style-type: none"> • Is clear and concise in its layout and presentation. • Uses simple, clear language and avoids or explains technical terms. • Uses maps and other illustrations where appropriate. • Explains the methodology used. • Explains who was consulted and what methods of consultation were used. • Identifies sources of information, including expert judgements; and matters of opinion. • Contains a non technical summary. 	<p>It is considered that the SA Report meets all of these requirements. The report is designed to be as simple and concise as possible. The report is structured in such a way that most of the detail is provided within appendices. This approach aims to improve accessibility of the detailed information, which can be accessed for particular areas of interest.</p>
<p>Consultation</p> <ul style="list-style-type: none"> • The SA is consulted on as an integral part of the plan making process. • The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within the appropriate time frames to express their opinion on the draft plan and SA Report. 	<p>The Scoping Report has been subject to comprehensive consultation and this SA Report will be subject to full public consultation alongside the emerging Core Strategy documents. A Sustainability Working Group has been established to facilitate more detailed discussion with the statutory consultation bodies and representatives from each of the Local Agreement Wiltshire thematic groups. Meetings will be held at each significant stage of the process.</p>
<p>Decision making and information on the decision</p> <ul style="list-style-type: none"> • The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	<p>A detailed schedule of changes has been published following consultation on the Scoping Report. A similar detailed catalogue of any consultation comments along with council</p>

<ul style="list-style-type: none"> • An explanation is given of how they have been taken into account. • Reasons are given for choices in the adopted plan, in the light of other reasonable options considered. 	recommendations and explanations for any decisions will be published following each stage of the consultation process.
<p>Monitoring Measures</p> <ul style="list-style-type: none"> • Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA. • Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA. • Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect). • Proposals are made for action in response to significant adverse effects. 	Monitoring measures will be considered in more detail within the Submission Version of the SA Report.

* This table is taken from *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* ODPM 2005.

Requirements of the SEA Directive	Where met in SA Report
1. An outline of the contents, main objectives of the plan or programme and relationship with other plans and programmes;	Sections 2, 3 and 4 of SA Report October 2009 and Scoping Report (Updated) October 2009
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report (Updated) October 2009 and Section 3 of the SA Report October 2009
3. The environmental characteristics of areas likely to be significantly affected;	Scoping Report (Updated) October 2009 and Section 3 of the SA Report October 2009
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any issues of a particular environmental importance, such as areas designated pursuant to Directives 70/409/EEC and 92/43/EEC;	Scoping Report (Updated) October 2009 and Section 3 of the SA Report October 2009 and Appendix 1 SA Report October 2009
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report (Updated) October 2009 and Section 3 of the SA Report October 2009 and Appendix 2 SA Report October 2009
6. The likely significant effects on the environment, including any issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Section 4 to 7 SA Report October 2009 and associated Appendices
7. The measures envisaged to prevent, reduce and as fully as possible offset any	Section 4 to 7 SA Report October 2009 and associated

significant adverse effects on the environment or implementing the plan or programme;	Appendices
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	Section 2 and 4 to 7 SA Report October 2009 and associated Appendices
9. A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 9 of SA Report October 2009
10. A non-technical summary of the information provided under the above headings.	Non Technical Summary