



# Wiltshire sustainability appraisal report

October 2009



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**Web Links to Related Document:**

[www.wiltshire.gov.uk/wiltshire2026.htm](http://www.wiltshire.gov.uk/wiltshire2026.htm)



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## List of Abbreviations

AA	Appropriate Assessment
AONB	Area of Outstanding Natural Beauty
CSH	Code for Sustainable Homes
CWS	County Wildlife Site
FB	Framework Boundary (Town Policy Limit)
FRA	Flood Risk Assessment
FZ 1 etc	Flood Zone 1, 2, 3
GCN	Great Crested Newt
GHG	Green House Gas
GI	Green Infrastructure
GP	Ground Water Protection
HRA	Habitats Regulations Assessment
LAW	Local Agreement Wiltshire
LDF	Local Development Framework
LDS	Local Development Scheme
LEA	Local Education Authority
LGR	Local Government Re-organisation
K & A	Kennet and Avon Canal
MOD	Ministry of Defence
ODPM	Office Development Prime Minister
PAS	Planning Advisory Service
PDL	Previously Developed Land
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area Conservation
SCS	Sustainable Community Strategy
SFRA	Strategic Flood Risk Assessment
SLA	Special Landscape Area
SNA	Strategic Nature Area
SPA	Special Protection Area
SPZ	Source Protection Zone
SRN	Strategic Road Network
SSCT	Strategically Significant City or Town
SSSI	Site of Special Scientific Interest
STW	Sewage Treatment Works
SUDS	Sustainable Urban Drainage System
SWG	Sustainability Working Group
SWMP	Site Waste Management Plan



## **1 Introduction**

### **1.1 Wiltshire Council Sustainability Appraisal**

- 1.1.1 Wiltshire Council was formed on the 1<sup>st</sup> April 2009 following a process of Local Government Re-organisation (LGR). The new Council replaced the former District Councils of Kennet, North Wiltshire, Salisbury and West Wiltshire, along with Wiltshire County Council.
- 1.1.2 The planning system relies on policy to guide how future development is managed, and Wiltshire Council is currently producing a document, known as a Core Strategy, to help with this process. This document will set the framework for future development across Wiltshire.
- 1.1.3 As part of the process of producing a Core Strategy, UK and European legislation requires that an assessment is undertaken to test if the emerging Core Strategy will deliver sustainable development. These processes are referred to as Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). However, they are usually known simply as 'SA'.
- 1.1.4 This Sustainability Appraisal Report has been prepared to demonstrate how the assessment required by SA is being undertaken. The report sets out how the assessment is being conducted and what effect this is having on the production of the emerging Wiltshire Core Strategy. This work will be updated and further versions of this report will be published at each stage of developing the Core Strategy.

### **1.2 Description of the Local Development Framework Process**

- 1.2.1 The term Local Development Framework (LDF) refers to a folder of documents each containing policies and proposals to guide future development.
- 1.2.2 The most important document within the LDF is the Core Strategy. This will set out the vision for the Council area and identifies objectives for how this vision can be delivered. The Wiltshire Core Strategy will contain a strategy for the area; core policies covering key topics such as housing or employment, and will also identify key locations suitable for large scale development.
- 1.2.3 A document, known as a Local Development Scheme (LDS) has been published by the Council and sets out details of what the Wiltshire LDF will include. This is available on the Council website (refer to inside cover). The LDS sets out the timetable for producing the Core Strategy, along with the other LDF documents.

### **1.3 Wiltshire Core Strategy**

- 1.3.1 The Wiltshire Council LDS actually sets in place a timetable for producing the Core Strategy in two parts (Figure 1.1). The first part involves producing a Core Strategy for South Wiltshire, this is the area formally administered by Salisbury District Council. This is because work on the South Wiltshire Core Strategy was almost complete when Local Government Re-organisation took place in April 2009. The document will be submitted to the Secretary of State in autumn 2009 and should be adopted during 2010.

1.3.2 The completion of the Wiltshire Core Strategy will involve preparing a document which relates to the North, East and Western parts of Wiltshire, the second part of the process. When completed this document will incorporate the content of the South Wiltshire Core Strategy described above. The complete Wiltshire Core Strategy will therefore apply to the whole of the Council area and should be adopted during 2011. Figure 1.1 illustrates the two parts to this process.

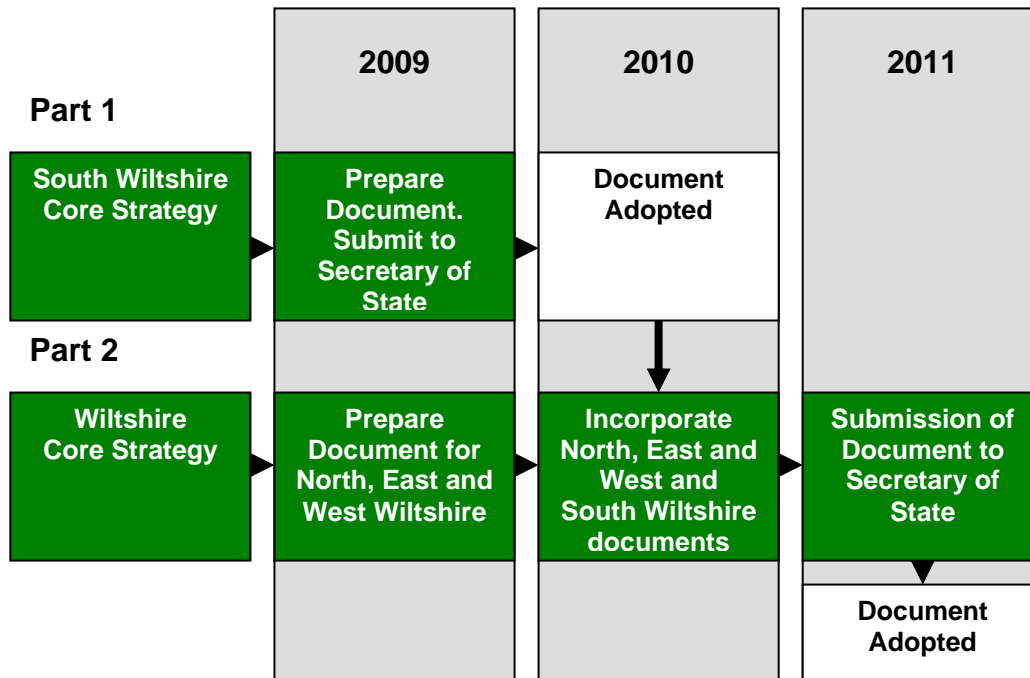


Figure 1.1: Wiltshire Core Strategy Timetable

1.3.3 This report refers only to the preparation of the components of the Core Strategy which relate to North, East and West Wiltshire. An SA on the South Wiltshire component has been conducted separately and is available on the Council website (refer to inside cover).

## 1.4 Sustainability Appraisal and Strategic Environmental Assessment

1.4.1 As part of the LDF process, described above, planning authorities should adhere to Government policy relating to sustainable development. For example, Section 39 (2) of *The Planning and Compulsory Purchase Act 2004* requires that development documents, like the Core Strategy, are subject to Sustainability Appraisal. Sustainability Appraisals are designed to promote sustainable development through the planning and development process.

1.4.2 There is also a need for planning authorities to consider the need to carry out a Strategic Environmental Assessment (SEA) on plans which are determined likely to have significant environmental effects. This is in accordance with EU Directive 2001/42/EC "on the assessment of plans and programmes on the environment"; known as the SEA Directive. The objective of an SEA is to integrate environmental considerations into the preparation of planning documents and in so doing provide protection for the environment and promote sustainable development.

1.4.3 Guidance to assist planning authorities in completing the SA and SEA processes has been published by the then Office of the Deputy Prime Minister (ODPM) and the Planning Advisory Service (PAS):

- *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (ODPM, 2005)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/142520.pdf>
- *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM, 2005)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/practicalguides/ea.pdf>
- *Local Development Frameworks: Guidance on Sustainability Appraisals* (PAS, 2007)  
<http://www.pas.gov.uk/pas/core/page.do?id=12563>

1.4.4 Although the SA and SEA processes are separate; they have a high degree of overlap. The Government guidance, described above, therefore suggests an integrated approach can be followed, so the SA incorporates the SEA. This report addresses the requirements of both the SA and SEA simultaneously and gives full consideration to environmental, social and economic matters.

1.4.5 Throughout this report, where reference is made to the SA, it relates to the combined process of SA and SEA. The different stages which make up an SA are discussed in greater detail within Section 2 of this report.

## 1.5 Habitats Regulation Assessment

1.5.1 A Habitats Regulations Assessment (HRA) should also be completed by planning authorities as part of the process of producing a Core Strategy. This should incorporate Appropriate Assessment (AA). A HRA is required by European legislation known as the Habitats Directive. The HRA covers areas protected for their conservation value known as Natura 2000 sites. These areas consist of: Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Ramsar sites.

1.5.2 The HRA work should be conducted alongside the SA process to ensure the processes inform each other. However, the HRA will be reported on separately. Details of this process can be found on the Council website (refer to insider cover).

## 1.6 Sustainable Development

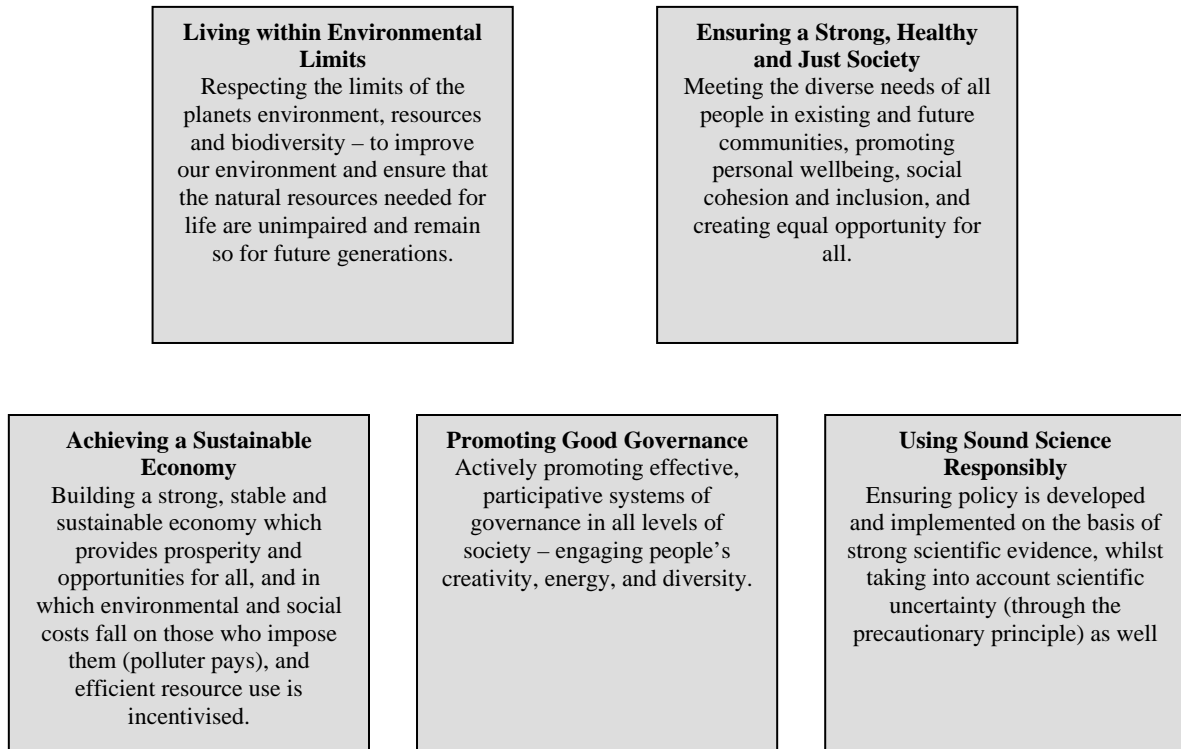
1.6.1 The delivery of sustainable development is a core principal underpinning the new planning system. This relies on taking a balanced approach to development giving social, economic and environmental matters equal consideration. The shared UK goal for sustainable development, set out in *Securing the Future: Delivering the UK Sustainable Development Strategy* (ODPM 2005) is:

“To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations”

1.6.2 The document *Securing the Future* also sets out five shared UK principles for sustainable development (Figure 1.2) along with establishing four priorities for action, these are:

- i. sustainable consumption and production, achieving more with less;
- ii. climate change and energy, securing a profound change in energy generation and use, preparing for climate change and setting a good example;

- iii. natural resource protection and environmental enhancement through a better understanding of environmental limits, environmental enhancement and recovery, and a more integrated policy framework; and
- iv. sustainable communities that embody the principles of sustainable development at a local level.



**Figure 1.2: The UK shared principles for sustainable development**

1.6.3 The SA process is designed to help ensure the planning system adequately reflects UK Government sustainable development policy.

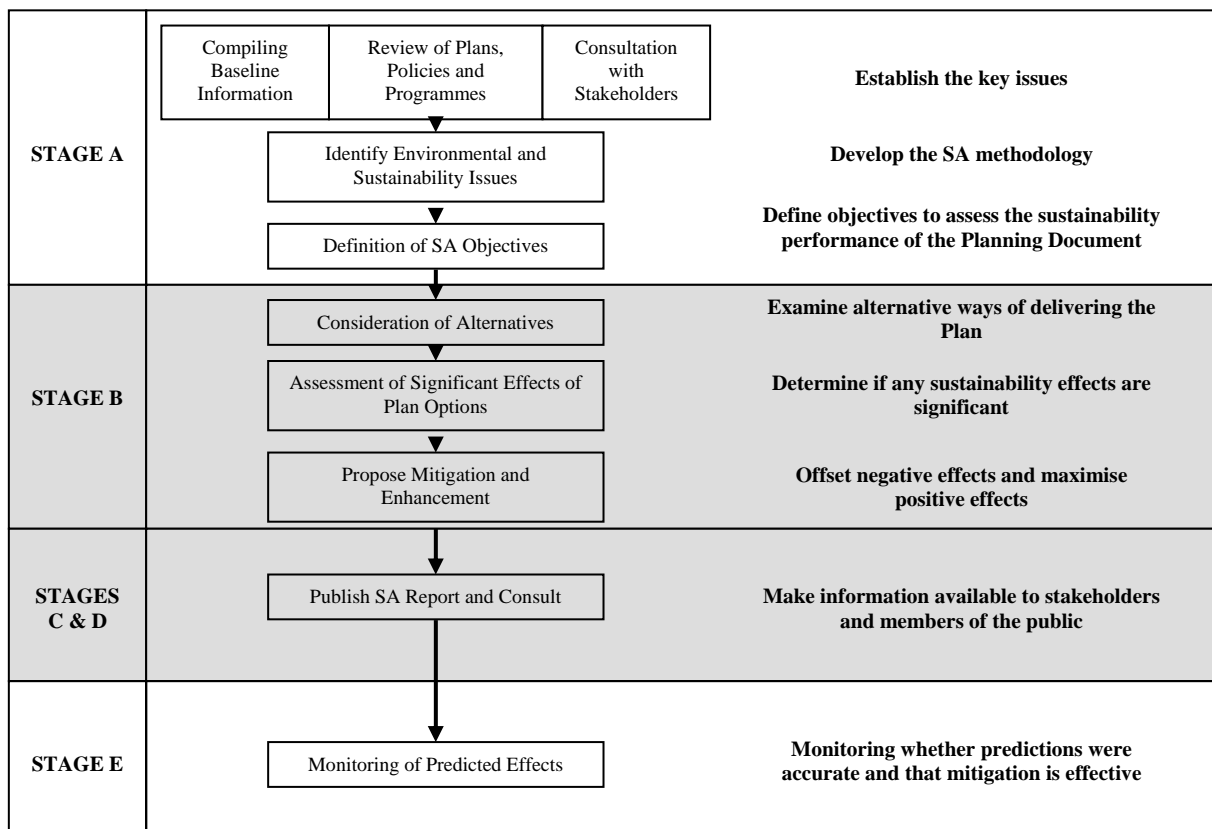
## 2. Methodology

### 2.1 Introduction

2.1.1 The methodology adopted for completing this SA Report is in accordance with the guidance documents produced by the then Office of the Deputy Prime Minister (ODPM) and the Planning Advisory Service (PAS). This section provides a brief overview of the methodology being used and sets out the structure of the report.

### 2.2 Stages of the SA Process

2.2.1 The SA process is carried out in a series of stages, as outlined in Figure 2.1. This report refers to the main assessment stage of the process and the production of the SA Report (this report).



**Figure 2.1: Illustration of the main stages of the SA process. The assessment and SA Report stages are denoted by shading**

2.2.2 The first stage of the SA process, Stage A referred to as the Scoping Stage (Figure 2.1), has been completed. A Scoping Report was published in January 2009 for consultation and the updated report, along with the consultation comments, can be obtained from the Council website (refer to inside cover). The Scoping Stage sets out the baseline and the scope of the SA work and this is discussed further in Section 3 of this report.

2.2.3 The SA Report refers to the main assessment stage of the SA process, which is referred to as Stage B (Figure 2.1), along with the production of the SA Report, Stage C and consultation, Stage D. Each of these stages are broken down into further tasks and these are summarised below. These are:

**Stage B**

- Task B1: Testing the Core Strategy objectives against the SA Framework;
- Task B2: Developing the Core Strategy Options;
- Task B3: Predicting the effects of the Core Strategy;
- Task B4: Evaluating the effects of the Core Strategy;
- Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects; and
- Task B6: Proposing measures to monitor the significant effects of implementing the Core Strategy.

**Stage C**

- Task C1: Preparing the SA Report

**Stage D**

- Task D1: Public participation on the Preferred Options of the Core Strategy and the SA Report

2.2.4 The SA process is ongoing during plan preparation. The SA assessment outlined in this report may need to be reviewed in the light of the consultation comments received. A new version of this SA Report will be published alongside each significant stage of producing the Core Strategy as shown by Figure 2.2. In this way, Stages B, C and D of the SA process will be undertaken more than once, and will be subject to review throughout the production of the Core Strategy.

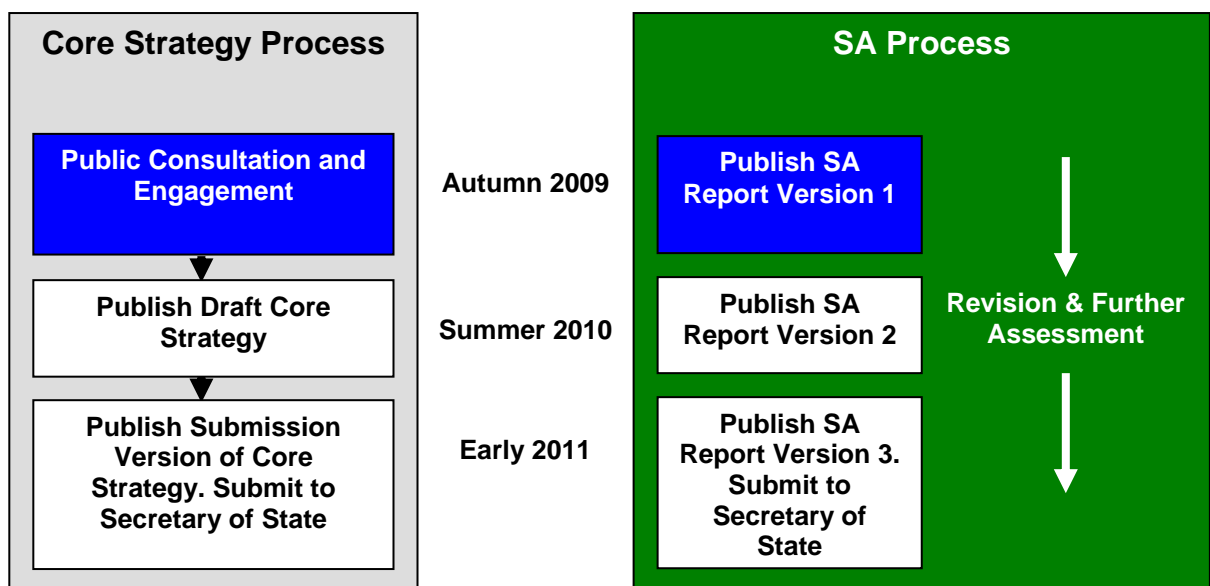


Figure 2.2: Illustration of how the SA Report will be revised and republished throughout the production of the Core Strategy. The current stage is denoted by blue shading.

## 2.3 SA Assessment Methodology

- 2.3.1 The SA work has been conducted by a number of officers within the Wiltshire Council Spatial Planning Team. External guidance and quality control has been provided by a dedicated SEA Officer at Swindon Borough Council. A Sustainability Working Group (SWG) has also been consulted throughout the process to provide stakeholder engagement (refer to Section 7).
- 2.3.2 The assessment work itself has been based on testing options against the objectives set out in the SA Framework (refer to Section 3). The SA tasks B2 to B5 are set out within assessment matrices or tables. The assessment tables illustrate the likely effect of the option being carried forward against each of the SA objectives. Likely effects are labelled as being in one of six categories (Table 2.1). A full key for the assessment tables are presented in each section of the Appendix.

*Table 2.1: Key for SA assessment tables – description of likely effects.*

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

- 2.3.3 The assessment work has been based on the best information available. Although some degree of judgement is required in the assessment process, every effort has been made to support predictions with evidence. Any uncertainties in relation to the likelihood of outcomes have been reflected in the assessment findings. Overall the assessment has proved to be successful in identifying likely significant effects.

## 2.4 Report Structure

- 2.4.1 This report is structured in a logical manner, following the stages and tasks of the SA process. The main report presents key information, including for example, a summary of each assessment stage and what effect this assessment has had on the production of the Core Strategy. Detailed information for each part of the assessment is presented in a separate appendix document. This approach has been followed to improve the accessibility of information and to allow key findings to be presented more concisely.
- 2.4.2 Details of the main report sections are summarised below:

### MAIN REPORT

Section 3: Overview of Scoping Stages (Tasks A1 to A5);

Section 4: Assessment of Core Strategy Vision and Objectives (Task B1)

Section 5: Assessment of Core Strategy Spatial Strategic Options (Tasks B2 to B5)

Section 6: Assessment of Core Strategy Strategic Site Options (Tasks B2 to B5)

Section 7: Assessment of Core Strategy Policy Options (Tasks B2 to B5)

Section 8: Details of the Consultation Process (Task D1)

Section 9: Next Steps (including Task B6)

## **APPENDICES**

Appendix 1: Updated key environmental and sustainability issues for Wiltshire

Appendix 2: Updated SA Framework

Appendix 3: Assessment tables for testing the Vision and Core  
Strategy objectives

Appendix 4: Assessment tables for testing the Spatial Strategy Options

Appendix 5: Assessment tables for testing the Core Strategy Strategic  
Site Options

Appendix 6: Quality Assurance Checklist and Compliance with SEA Directive

### **3. Overview of Scoping Report (Tasks A1 to A5)**

#### **3.1 Introduction**

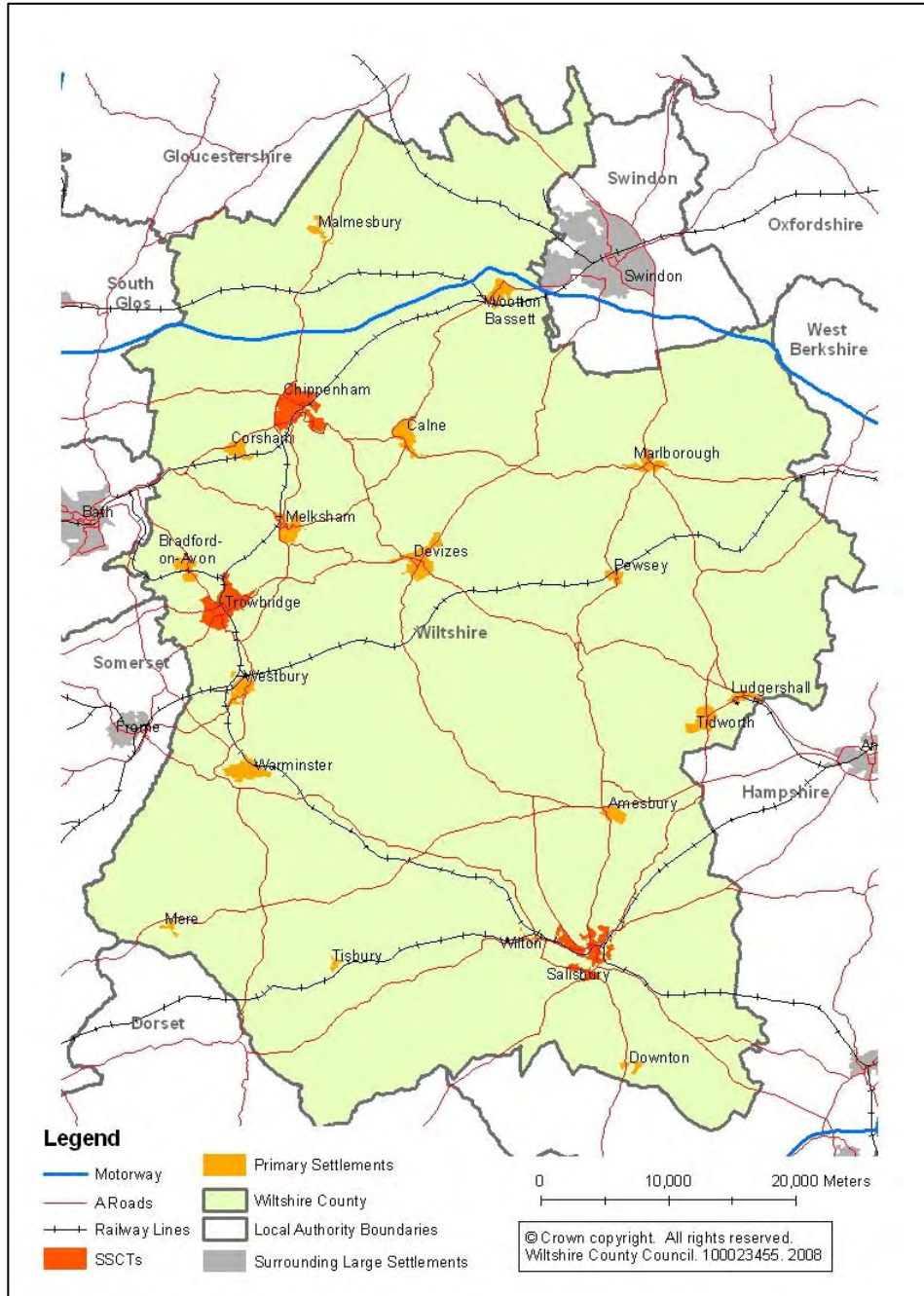
- 3.1.1 The Scoping Report was published in January 2009 and was subject to a comprehensive period of consultation. The consultation responses have been reviewed and the Scoping Report has been amended in the light of the comments received. The updated Scoping Report is available on the Council website (refer to inside cover).
- 3.1.2 This section of the report highlights some of the key components of the Scoping Report. In particular, the updated SA Framework, which is an integral part of the assessment process.

#### **3.2 Relationship with Other Documents**

- 3.2.1 The SA guidance makes it clear that planning authorities are required to take account of any other policies, plans and programmes which may be relevant to the LDF document under consideration.
- 3.2.2 A comprehensive review has been undertaken of relevant documents at the International, National, Regional and local level, including European Directives, Planning Policy Statements (PPSs), the UK Sustainable Development Strategy and Community Area Plans. This review is set out within the Scoping Report and incorporates any changes identified during the consultation undertaken in January 2009.

#### **3.3 Baseline Information**

- 3.3.1 Collecting baseline information is an important part of the SA process and has been carried out in accordance with the guidance. The collection of baseline information ensures that the SA process is informed by sound evidence and provides the basis for predicting and monitoring any environmental or sustainability effects that may be identified during the SA stages.
- 3.3.2 Wiltshire Council is one of the largest Unitary Authorities in England, covering approximately 3255 square kilometres. In 2001 the population of the area was approximately 463,000 (Office National Statistics). Around half of the people living in Wiltshire, live in towns or villages with fewer than 5000 people, thus reflecting the rural nature of the County. Wiltshire is part of the South West Region, and adjoins the counties of Oxfordshire, Berkshire and Hampshire in the South East Region. Wiltshire, including Swindon, is one of the fastest growing counties in the country, for both population and employment.



**Figure 3.1: The Wiltshire Council area (Wiltshire Council 2009).**

- 3.3.3 The Wiltshire Council area is generally rural in character and has an outstanding landscape. About 70 per cent is designated as an Area of Outstanding Natural Beauty (AONB), Special Landscape Area (SLA) or Green Belt.
- 3.3.4 A small part of the New Forest National Park extends into the County south of Salisbury. Planning in the New Forest National Park is the responsibility of the New Forest National Park Authority. Large parts of Wiltshire are recognised for their nature conservation value at international and national levels. There are also many areas of archaeological interest,

including the World Heritage Site of Stonehenge and Avebury, Silbury Hill and West Kennet Long Barrow.

- 3.3.5 The detailed baseline information is set out in Appendices 1 to 13 of the updated Scoping Report, available on the Council website, (refer to inside cover).

### **3.4 Key Environmental and Sustainability Issues**

- 3.4.1 The identification of key environmental and sustainability issues is an important part of the SA process. These issues may be defined as both problems and opportunities. For example, an issue may be the incidence of poor water quality recorded on a stretch of water, which might need to be taken into consideration if future development were planned in the area. Alternatively, the need for increasing the use of renewable energy may provide an expansion opportunity for local businesses.
- 3.4.2 Identifying environmental and sustainability issues aids the understanding of matters which need addressing within the Council area and helps in the development of the SA Framework. In particular, environmental and sustainability issues have been used to help identify sustainability objectives and indicators (discussed in more detail below).
- 3.4.3 The Scoping Report was broken down into 13 topics, which encompassed those required by the SA guidance. In addition, topics were included to widen the sustainability scope of the SA and to ensure that topics of particular relevance to Wiltshire were considered.
- 3.4.4 A summary of the updated Environmental and Sustainability Issues is shown within Appendix 1, these have been organised in accordance with the 13 topic areas identified.

### **3.5 The Sustainability Appraisal Framework**

- 3.5.1 Perhaps the most important part of the Scoping stage is to produce an SA Framework. This consists of environmental and sustainability objectives and decision aiding questions. These are used to test options identified for possible inclusion within the Core Strategy and therefore form the main assessment tool within the SA process.
- 3.5.2 As the objectives are purposely broad in nature they are supported by a series of decision aiding questions. The decision aiding questions can therefore help ensure that all of the key environmental and sustainability issues are considered by the SA assessment process.
- 3.5.3 It is important that the assessment is practical and manageable. For this reason, the assessment process has used the main objectives, but taken account of the decision aiding questions. This distinction is important to ensure the assessment work is achievable.
- 3.5.4 The SA Framework has been amended following consultation on the Scoping Report and the updated SA Framework is outlined in Appendix 2.

## **4. Assessment of Core Strategy Vision and Objectives (Task B1)**

### **4.1 Introduction**

- 4.1.1 Two of the most important components of the emerging Wiltshire Core Strategy are the Spatial Vision and Strategic Objectives. The Spatial Vision provides a clear overarching direction for how future development should take place within Wiltshire. The Strategic

Objectives provide more specific direction and will be used to help guide the preparation of plan policies and in delivering the Spatial Vision.

- 4.1.2 It is important that the Strategic Objectives, set out within the emerging Wiltshire Core Strategy, are prepared in accordance with the UK Government's principles of sustainable development (Section 1.6). This can be tested by comparing the compatibility of the Core Strategy objectives with the SA objectives and by testing the Core Strategy vision and objectives against the SA Framework.
- 4.1.3 This section provides a brief overview of the Core Strategy Spatial Vision and Strategic Objectives and outlines how they relate to the SA.

## 4.2 Wiltshire Core Strategy Spatial Vision

- 4.2.1 The Spatial Vision has been prepared by assessing a wide range of documents. These include: the *Draft South West Regional Spatial Strategy 2006 – 2026 (RSS)*, the *Sustainable Community Strategy for Wiltshire 2002 – 2016 (SCS)*, and the *Local Area Agreement for Wiltshire 2008 (LAW)*. The vision reflects work already undertaken by the former District Councils in Wiltshire and builds on extensive public participation.
- 4.2.2 Wiltshire 2006 to 2026 Spatial Vision:

*By 2026 Wiltshire will have a much more sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. Settlements of all sizes will have become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel, an improvement in accessibility to local services, a greater feeling of security and the enhancement of a sense of community and place. This pattern of development, with a more sustainable approach towards transport and the generation and use of power and heat, will have contributed towards tackling climate change. Housing, employment and other development will have been provided in sustainable locations in response to local needs as well as the changing climate and incorporating exceptional standards of design. Wiltshire's important biological and built environment will have been safeguarded and, where necessary, extended and enhanced to provide appropriate green infrastructure, while advantage will have been taken of the County's heritage to promote improvements in tourism for economic benefit.*

4.2.3 As Wiltshire Council now covers a number of distinct communities, each with a unique identity, separate sub-visions have also been developed for each community area. Details of the sub-visions and the community areas are included within the *Wiltshire 2026* consultation document. This document is available on the Council Website (refer to inside cover).

### 4.3 Wiltshire Core Strategy Strategic Objectives

4.3.1 The Strategic Objectives have been developed with consideration of work already completed by the former District Councils in Wiltshire and seek to address the key issues and challenges identified through extensive public consultation. The objectives were developed with particular reference to the SA objectives, set out within the SA Framework. Delivering sustainable development will, after all, need to be at the heart of the emerging Core Strategy and this is reflected by the Spatial Vision.

4.3.2 The Strategic Objectives are supported by 'key outcomes' to help ensure their delivery. The objectives and key outcomes are set out within the *Wiltshire 2026* consultation document. The Core Strategy objectives are shown by Table 4.1.

### 4.4 Compatibility assessment of Core Strategy and SA Objectives

4.4.1 The SA objectives have been tested for compatibility with the Core Strategy Strategic Objectives. Table 4.1 compares the Core Strategy Strategic Objectives with the SA objectives in relation to the three sustainability themes: environmental, social and economic. Overall the Core Strategy objectives are balanced between the three themes and do cover the full range of objectives included within the SA.

4.4.2 However, the detail included within the SA Framework in the form of decision aiding questions is not reflected in the Core Strategy objectives, or in the key outcomes. It is therefore very important that the SA Framework is used in developing core policies to be included within the Core Strategy to ensure they adequately reflect the detail required.

4.4.3 Table 4.2 illustrates the compatibility comparison between the Core Strategy Strategic Objectives and SA objectives. Overall there is a high degree of compatibility. Some uncertainties do exist between the compatibility of some objectives. For example, there is uncertainty between the compatibility of the Core Strategy Strategic Objective 1 to address climate change and the SA objective 16 to encourage a vibrant and diversified economy. However, the final degree of compatibility between the objectives will depend on how they are delivered.

4.4.4 It is important for core policies to be developed which allow all the objectives to be delivered without compromise. Addressing climate change, for example, can also be advantageous to the economy. Often, reducing Greenhouse Gas (GHG) emissions can be coupled with reducing costs, which are clearly helpful to improving the overall competitiveness of a business.

4.4.5 Uncertainty exists between a number of other Core Strategy Strategic Objectives and SA objectives. For example, SA Objective 2, to ensure the efficient use of land and Core Strategy Objective 6 to meet Wiltshire's housing needs. There is known to be a lack of Previously Developed Land (PDL) within Wiltshire and so the use of Greenfield land for

development may be difficult to avoid. However, the nature of any impacts can only be assessed in relation to specific sites, which is considered further within Section 6.

- 4.4.6 Uncertainty also exists between SA Objective 15 to reduce the need to travel and promote sustainable transport, with Core Strategy Objective 3; relating to economic growth, Objective 4; promoting town centre vitality and Objective 5; for supporting tourism. For example, increasing tourist numbers may have economic benefits, but this should not be at the expense of increasing emissions through greater use of private transport. However, the precise nature of any incompatibility will depend on how the Core Strategy Objectives are delivered. The SA process will have a role to help minimise any effects as more detailed options are considered.
- 4.4.7 Testing the compatibility of the Strategic Objectives against the SA objectives has helped to refine them. The SA Framework will also be an important tool for assisting in identifying preferred options and for developing core policies.

**Table 4.1: Comparison of Core Strategy Strategic Objectives and SA Objectives in relation to Sustainability Themes**

<b>Sustainability Theme</b>	<b>Core Strategy Strategic Objective</b>	<b>SA Objective (Abridged)</b>
<b>Environmental</b>	1. To address climate change	3. Promote sustainable waste management solutions 7. Reduce impacts on and vulnerability to climate change
	8. To protect and enhance the natural environment	1. Protect and enhance biodiversity 2. Promote the more efficient use of land 4. Use and manage water resources in a sustainable manner 9. Protect and enhance Wiltshire's landscapes
	10. To minimise the risk of flooding	5. Protect people and property from the risk of flooding
	9. To safeguard and promote a high quality built environment	8. Protect, maintain and enhance the historic environment
<b>Social</b>	3. To meet Wiltshire's housing needs	10. Provide quality, affordable housing
	6. To encourage safe accessible places	12. Reduce poverty/ deprivation and promote inclusiveness 13. Improve equality of access to community services
	4. To secure appropriate infrastructure and services	11. Provide a safe and healthy environment in which to live 14. Raise educational attainment levels across the authority
<b>Economic</b>	7. To promote sustainable forms of transport	6. Improve air quality throughout Wiltshire 15. Reduce the need to travel/ promote sustainable transport.

	2. To provide for long term economic growth	16. Encourage a vibrant and diversified economy 17. Ensure adequate provision of quality employment land
	5. To enhance the vitality and viability of town centres	

**Table 4.2: Compatibility assessment of the SA Objectives and the Wiltshire Core Strategy Strategic Objectives**

SA Objectives (Abridged)	Wiltshire Core Strategy Strategic Objectives										
	1	2	3	4	5	6	7	8	9	10	11
1. Protect and enhance biodiversity.	?	?	?	?	C	?	?	C	?	C	C
2. Promote the more efficient use of land.	C	?	C	C	?	?	C	C	C	C	C
3. Promote sustainable waste management solutions.	C	-	?	-	?	?	?	C	C	-	-
4. Use and manage water resources in a sustainable manner.	C	-	?	-	?	?	?	C	C	C	-
5. Protect people and property from the risk of flooding.	C	-	C	C	C	C	C	C	C	C	-
6. Improve air quality throughout Wiltshire.	C	-	?	C	C	?	C	C	?	-	C
7. Reduce impacts on and vulnerability to climate change.	C	?	?	?	C	?	C	C	?	C	C
8. Protect, maintain and enhance the historic environment.	?	C	?	?	C	?	?	?	?	?	-
9. Protect and enhance Wiltshire's landscapes.	?	C	?	-	C	?	?	C	?	C	C
10. Provide quality, affordable housing.	?	-	C	-	C	C	C	?	-	-	-
11. Provide a safe and healthy environment in which to live.	C	C	C	C	C	C	C	C	C	C	C
12. Reduce poverty/ deprivation and promote inclusiveness.	-	-	-	-	C	C	C	-	C	-	C
13. Improve equality of access to community services.	-	-	-	C	C	C	C	-	C	-	C
14. Raise educational attainment levels across the authority.	-	-	C	-	C	C	C	-	C	-	-
15. Reduce the need to travel/ promote sustainable transport.	C	-	?	?	?	?	?	C	?	-	C
16. Encourage a vibrant and diversified economy.	?	-	C	C	C	C	C	-	C	?	?
17. Ensure adequate provision of quality employment land.	?	-	C	C	C	C	C	-	C	?	?

C Objectives are compatible  
  ? Uncertainty over compatibility  
  - No relationship between objectives

## 4.5 Assessment of Core Strategy Spatial Vision and Strategic Objectives

- 4.5.1 An assessment of the Core Strategy Spatial Vision, including the sub-visions and Strategic Objectives using the SA Framework, is set out in Appendix 3. A summary of this assessment is shown by Table 4.3.
- 4.5.2 Overall the vision and objectives score well against the SA Framework. This is likely to be because they have been derived following careful consideration of previous work with particular reference to the SA objectives. For this reason most outcomes have been assessed as having either a minor positive or minor positive/ uncertain effect.
- 4.5.3 A significant positive outcome is reported for housing provision, the economy and for employment. It is an important requirement of the Core Strategy to deliver additional houses and jobs in accordance with the requirements of the *Draft South West Regional Spatial Strategy 2006 - 2026*.
- 4.5.4 However, the assessment is found to have uncertain impacts for the vision and objectives relating to Air Quality and Environmental Pollution, Landscape and also Transport. Clearly, delivering a significant increase in housing numbers and new jobs will be challenging without having any impact on the landscape, or by increasing private transport use. However, the Strategic Objectives are general in their nature and focus, and it will be at the policy development stage that specific impacts can be identified more clearly.
- 4.5.5 It is important that appropriate core policies are developed which actively seek to address the key outcomes, and ensure solutions are sought which meet all the objectives, rather than achieving some at the expense of others. Appropriate indicators should also be developed to ensure that the outcomes of the Strategic Objectives are delivered.

Table 4.3: Summary of SA Assessment of Core Strategy Spatial Vision and Strategic Objectives

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
SA Assessment Score	+/?	+/?	+/?	+/?	+/?	?	+/?	+/?	?	++	+	+	+	+/?	?	++	++

## **5. Assessment of Spatial Strategy and Settlement Hierarchy (Tasks B2 to B5)**

### **5.1 Introduction**

- 5.1.1 The Issues and Options stage of the plan preparation process was conducted by the former District Councils in Wiltshire during 2007 and 2008. This work has been taken forward and used to inform the preparation of the emerging Wiltshire Core Strategy.
- 5.1.2 A key component of the Core Strategy is the Spatial Strategy, incorporating the Settlement Hierarchy. This sets out how growth, in the form of new homes and jobs, should be distributed between the different settlements within Wiltshire.
- 5.1.3 It is important the options considered by the former District Councils are assessed using the SA Framework and that these findings also help to inform the selection of a preferred Spatial Strategy. This section provides a broad overview of the Spatial Strategy and Settlement Hierarchy and sets out the findings of the SA assessment.

### **5.2 Wiltshire Core Strategy Spatial Strategy and Settlement Hierarchy**

- 5.2.1 The Spatial Strategy and Settlement Hierarchy will form key components of the emerging Wiltshire Core Strategy and form part of the *Wiltshire 2026* consultation document.
- 5.2.2 The Spatial Strategy sets out how development will be distributed across the different settlements of Wiltshire. This is in accordance with the requirements for future homes and employment land set out in the *Draft South West Regional Spatial Strategy 2006 – 2026* (RSS). Table 5.1 shows the numbers of new homes and the amount of employment land required by the RSS for Wiltshire.
- 5.2.3 It is clear that the levels of future growth required in the Strategically Significant Cities and Towns (SSCTs) of Chippenham and Trowbridge has already been determined and are outlined in the RSS. The role of the Spatial Strategy is to determine how the remainder of the identified growth can be distributed across the other settlements.

**Table 5.1: The requirements for new homes and employment land across Wiltshire as set out in the RSS**

Area	Homes (number of dwellings)	Employment Land (ha)
<b>East Wiltshire</b>		
Whole of District	6,000	
<b>North Wiltshire</b>		
Chippenham	5,500	42
West of Swindon	3,000	
Rest of District	5,200	
<b>West Wiltshire</b>		
Trowbridge	6,000	37
Rest of District	6,300	
<b>Total</b>	<b>32,000</b>	<b>79</b>

5.2.4 Work on the Spatial Strategy has been informed by the options published by the former District Councils in Wiltshire in 2007 and 2008 during the Issues and Options stage of the process. The specific consultation documents for each former District Council were as follows:

- Kennet District Council *Making Places for the Future May 2008*;
- North Wiltshire District Council *Second Consultation on the Issues and Options May 2007*; and
- West Wiltshire District Council *Issues and Options Paper December 2007*.

5.2.5 The Spatial Strategy has also been informed by a wide range of guidance, including the RSS, and Government Planning Policy Statements. Detailed analysis of the settlements across Wiltshire has also been carried out assessing a range of indicators, including the number of services and facilities available within each settlement.

### 5.3 Assessment of Spatial Strategy and Settlement Hierarchy: East Wiltshire

5.3.1 Within East Wiltshire (former Kennet District Council), the *Making Places for the Future* document, published in May 2008, separated the Spatial Strategy into two questions. These were questions 1 and 2.

5.3.2 Question 1 addressed how development should be distributed across the main towns, whereas question 2 considered the distribution of growth across the main villages in East Wiltshire. The options set out within these two questions are shown by Table 5.2.

**Table 5.2: East Wiltshire Spatial Strategy Options**

Option Number	Option Description
1a	Devizes is the focus of development
1b	Devizes and Tidworth/ Ludgershall are the twin centres for growth
1c	Development directed to Devizes, Marlborough and Tidworth/ Ludgershall
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; Potterene; Ramsbury; Rowde; Upavon; and Urchfont

5.3.3 At this level, the SA assessment can only advise on broad principles concerning the scale of growth, and how it should be distributed between different settlements. Site specific details are required for a more detailed analysis and this is discussed further in Section 6.

***Question 1: growth distribution in the main towns***

5.3.4 A summary of the SA assessment for Question 1 relating to East Wiltshire is shown by Table 5.3. The detailed assessment tables are set out in Appendix 4 which includes suggested mitigation and enhancement measures.

5.3.5 Question 1 considered whether growth should be directed to only Devizes (Option 1a), split between Devizes and Tidworth/ Ludgershall (Option 1b) or both of these settlements and Marlborough (Option 1c).

***Significant Negative Effects***

5.3.6 The only likely significant negative impacts identified were for Option 1a where development would be directed to only Devizes. These impacts were associated with Air Quality and Pollution, Transport, Community Facilities and Education and Skills.

***Air Quality, Pollution and Transport***

5.3.7 There is a known issue associated with traffic congestion in Devizes which is likely to be exacerbated if significant growth is directed towards the settlement. Without significant action to mitigate this effect, it is unlikely that significant growth in Devizes could be sustainable, without a rise in private vehicle use and associated pollution and congestion.

5.3.8 However, it is recognised that some growth could help facilitate the delivery of road and other transport improvements to reduce this effect. For this reason, some growth in Devizes may be appropriate, providing a careful balance between development and mitigation is pursued.

***Community Facilities and Education and Skills***

5.3.9 If development is directed to Devizes only, then this settlement would clearly benefit from improved provision of infrastructure and facilities, derived through developer contributions. However, this would be at the expense of the other main towns in the area. This cannot be regarded as sustainable.

***Significant Positive Effects***

5.3.10 Only four SA objectives were recorded to have likely significant positive effects, these were all for Option 1c. These effects concerned Housing, Healthy Communities, Poverty and Deprivation and Community Facilities. There were no likely significant positive effects recorded for Options 1a or 1b.

***Housing, Healthy Communities, Poverty and Deprivation and Community Facilities***

- 5.3.11 Option 1c is the only option which allows for growth in each of the main settlements in East Wiltshire. Option 1a would restrict development to Devizes at the expense of both Tidworth and Ludgershall and Marlborough. Although Marlborough is a small town with limited opportunities for development, some growth is required to maintain the vitality of the town centre and ensure the sustainability of the community. Directing growth to Tidworth and Ludgershall is demonstrated to help build a more balanced community; greater housing provision will enable additional infrastructure development. However, this should not be at the expense of Marlborough.
- 5.3.12 Allowing for development in each of the three main towns, as for Option 1c, would see a significant positive effect for Housing, Healthy Communities, Poverty and Deprivation and Community Facilities. This is because all of the main towns would benefit from growth with associated improvements to infrastructure and facilities derived from developer contributions.

***Summary***

- 5.3.13 Overall Option 1b and 1c perform favourably in light of the SA assessment. It is clear that development should not be directed solely to Devizes. Although Option 1c has recorded some likely significant positive effects, the constrained nature of Marlborough and the limited opportunities for growth have resulted in a similar overall performance for Options 1b and 1c.
- 5.3.14 From an SA perspective it is clear that development should be directed towards all three settlements in accordance with Option 1c. However the scale of growth in Marlborough should be at a much reduced rate in comparison to Devizes and Tidworth and Ludgershall.
- 5.3.15 Option 1c has been identified as the preferred option for the reasons outlined above and following further work set out in the Spatial Strategy.

**Table 5.3: SA assessment summary for former Kennet District Council Issues and Options: Option 1 distribution of development between main towns**

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1a	?	-	?	-	O	--	-/?	?	-/?	+	-	-	--	--	--	-	-/?
Option 1b	-/?	?	-/?	-	-/?	-	-/?	?	?	+	+	+	+	?	+	+	+
Option 1c	-	-	-/?	-	-/?	-	-/?	-	-	++	++	++	++	+/?	+	+	+/?

**Table 5.4: SA assessment summary for former Kennet District Council Issues and Options: Option 2 distribution of development between villages**

Option 2a	-/?	-	?	-	-/?	-/?	-/?	?	-	+/?	+	+/?	+	?	-	+	?
Option 2b	-/?	-	-/?	?	-/?	-	-/?	?	-/?	+	+	+/?	+	?	-	+	?
Option 2c	-	-	?	?	-/?	--	-/?	-/?	-	++	++	-	++	?	--	O	?

**Question 2: growth distribution across villages**

- 5.3.16 Question 2 concerned the distribution of small scale growth between either Pewsey (Option 2a), Pewsey and Market Lavington (Option 2b) or these two settlements and a selection of other larger villages across East Wiltshire. A summary of the SA assessment for Question 2 relating to East Wiltshire is shown by Table 5.4. The detailed assessment tables are set out in Appendix 4 which includes suggested mitigation and enhancement measures.
- 5.3.17 As the scale of growth envisaged for any of these options will only be at a small scale, there is some similarity in the findings of the SA assessment, across these three options. However, a number of likely significant positive and negative impacts were reported for Option 2c.

**Significant Negative Effects**

- 5.3.18 Two likely significant negative effects were recorded for Option 2c which related to Air Quality and Pollution and also Transport. No likely significant negative effects were recorded for either Options 2a or 2b.

**Air Quality, Pollution and Transport**

- 5.3.19 A distribution of growth which resulted in development directed to a range of smaller villages would inevitably lead to an increase in private transport use. Although some small villages have a good range of facilities, the scale of provision will always be lower than for larger settlements. Focussing small scale growth to Pewsey and Market Lavington, rather than a number of other smaller villages, would therefore be more sustainable from a transport perspective.

**Significant Positive Effects**

- 5.3.20 Three likely significant positive effects were recorded for Option 2c. These related to Housing, Healthy Communities and Community Facilities. No likely significant positive effects were recorded for Options 2a or 2b.

**Housing, Healthy Communities and Community Facilities**

- 5.3.21 Although directing growth to a range of small villages would create likely negative effects associated with transport, some small scale growth would help improve the range of houses and facilities directed to these settlements. Housing, including affordable houses, healthcare and community facilities directed to a wider range of communities would help to preserve the vitality of these settlements and therefore be regarded as more sustainable.

**Summary**

- 5.3.22 The SA findings are quite similar for the three options considered under Question 2 and this is mainly as the scale of growth likely to be directed to any of these settlements will be small. On balance, Option 2b is considered to be the most sustainable as growth is focused between two of the larger small settlements, thus focussing improvements to community facilities and reducing travel. However, some small scale growth is also considered suitable for the other larger villages.

5.3.23 Option 2b is identified as the preferred option for the reasons outlined above and following further work set out in the Spatial Strategy.

#### **5.4 Assessment of Spatial Strategy and Settlement Hierarchy: North Wiltshire**

5.4.1 The former North Wiltshire District Council published its Issues and Options consultation document in May 2007. This considered three options for the location of development, including the scale of development, and was set out within Core Policy 1. These options encompassed the distribution of development across both the main towns and larger villages. These options are summarised by Table 5.5.

5.4.2 It is important to note that as the options concerning the Spatial Strategy are quite broad, the SA assessment can only advise on broad principles concerning the scale of growth, and how it should be distributed. A more detailed assessment has been conducted for specific development sites and this is outlined within Section 6.

##### ***Location of Development***

5.4.3 A summary of the SA assessment for the three options relating to the location of development for North Wiltshire is shown by Table 5.6. The detailed assessment tables are set out in Appendix 4 which also includes suggested mitigation and enhancement measures.

5.4.4 Chippenham is classified as the only tier 1 settlement in all three options, as Chippenham is designated as an SSCT within the RSS. The principle difference between the three options is the inclusion of several tier 2 towns within Option 1 compared to Option 2, which lists only Calne as a second tier settlement. Furthermore, Option 3 included a much narrower range of larger villages to be classified as tier 3 settlements. Options 1 and 2 included a greater number of such settlements within tier 3.

***Table 5.5: North Wiltshire Spatial Strategy Options***

<b>Option Number</b>	<b>Option Description</b>
1	Tier 1 – Chippenham Tier 2 – Calne, Corsham, Malmesbury and Wotton Bassett Tier 3 – 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.
2	Tier 1 – Chippenham Tier 2 – Calne Tier 3 – Corsham, Malmesbury, Wotton 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.
3	Tier 1 – Chippenham Tier 2 – Calne, Corsham, Malmesbury and Wotton Bassett Tier 3 – Ashton Keynes, Box, Colerne, Cricklade, Derry Hill, Hullavington, Lyneham, Purton and Sherston.

Tier 2 concentrates locally significant development;

Tier 3 to support small scale activity

***Significant negative effects***

- 5.4.5 There are no likely significant negative effects recorded for any of the three options considering the distribution of growth in North Wiltshire. A number of likely minor negative effects were recorded and details of these are set out in the assessment tables in Appendix 4.

***Significant positive effects***

- 5.4.6 Only three likely significant positive effects were recorded for Option 3 which related to Healthy Communities, Poverty and Deprivation and Community Facilities. No likely significant positive effects were recorded for Options 1 or 2.

***Healthy Communities, Poverty and Deprivation and Community Facilities***

- 5.4.7 As both Options 1 and 2 included growth across a wide range of larger villages it is likely that the scale of growth would be small in any single settlement. On this basis, any benefit derived from additional development towards providing additional services, is likely to be small. Distributing greater growth across a wider range of settlements, may also reduce the scale of growth required in the main towns, and therefore lessen the potential benefit for additional services and facilities that might be derived in those locations.
- 5.4.8 Focusing growth to the main towns and a much narrower range of larger villages, is likely to ensure benefits and improved facilities are not only maximised, but are located in the most accessible places.

***Summary***

- 5.4.9 Overall, a similar SA assessment is recorded for Options 1 and 2, although Option 2 has the least positive outcome. This is as the majority of growth is directed to only Chippenham and Calne which is likely to be at the expense of the provision of improved facilities associated with increased development within the other main settlements.
- 5.4.10 Option 3 performs much more positively overall as development is focused on a combination of a wider range of market towns and a narrower range of larger villages. This should maximise community value and minimise the scale of growth being directed towards locations with poorer accessibility.
- 5.4.11 For the reasons outlined above Option 3 has been identified as the preferred option and following further work set out in the Spatial Strategy.

Table 5.6: SA assessment summary for former North Wiltshire District Council Issues and Options Core Policy 1: location of development (including scale of development)

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	-	-	?	-	-/?	-	-/?	?	?	+	+	+	-/?	?	-	-/?	-/?
Option 2	-/?	-/?	+/?	-	-/?	-/?	-/?	?	?	+/?	+/?	-/?	-/?	-/?	-	-/?	-/?
Option 3	-	-	?	-	-/?	-	-/?	?	?	+	++	++	++	+/?	+	+	+/?

## 5.5 Assessment of Spatial Strategy and Settlement Hierarchy: West Wiltshire

- 5.5.1 The former West Wiltshire District Council published their Issues and Options document in December 2007. This document considered the spatial distribution of growth within four questions, two related to the distribution of growth between the main towns and villages (Questions 4 and 5) and two concerned the location of large employment sites in Trowbridge (Questions 33 and 34). These options are set out in Table 5.7.
- 5.5.2 It should be stressed that as these options are quite broad in their nature, the SA assessment can only advise on broad principles. A more detailed SA assessment of specific development sites is discussed in Section 6.

### *Questions 4 and 5: spatial strategy options*

- 5.5.3 A summary of the SA assessment for the questions relating to the Spatial Strategy for West Wiltshire is shown by Table 5.8. The detailed assessment tables are set out in Appendix 4 which also includes suggested mitigation and enhancement measures.
- 5.5.4 Questions 4 and 5 considered the distribution of growth between the main settlements in West Wiltshire. The principle difference between the three options is a narrowing of the range of settlements where development would be directed. Option 1 includes a much wider range of Development Policy B and C settlements. By contrast, Option 3 includes a much narrower range of proposed Development Policy B and C settlements.
- 5.5.5 Development Policies B and C refer to the way the RSS describes the role of different settlements. In broad terms, Market Towns are usually classified as Development Policy B settlements, whereas larger villages are more often referred to as Development Policy C settlements. The way settlements are classified within the Spatial Strategy will therefore influence the scale of growth directed towards them. This matter is discussed in more detail within the *Wiltshire 2006 - 2026* consultation document.

**Table 5.7: West Wiltshire Spatial Strategy Options**

Option Number	Option Description
Questions 4 and 5	
1	Development Policy A – Trowbridge Development Policy B – Bradford on Avon, Melksham, Warminster, Westbury Development Policy C – 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 Winsley
2	Development Policy A – Trowbridge Development Policy B – Melksham, Warminster, Westbury Development Policy C – Bradford on Avon, Atworth, Bratton, Broughton Gifford, Codford, Corsley, Dilton Marsh, Heytesbury, Hilperton, Holt, Horningsham, Monkton Farleigh, North Bradley, Southwick, Steeple Ashton, Westwood, Winsley.
3	Development Policy A – Trowbridge Development Policy B – Melksham, Warminster

	Development Policy C – Bradford on Avon, Westbury, Bratton, Broughton Gifford, Codford, Dilton Marsh, Heytesbury, Hilperton, Holt, Southwick, Westwood, Winsley.
Questions 33 and 34	
1	Identify one or two large new strategic employment sites to accommodate all of the town’s future employment needs.
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.
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.

***Significant negative effects***

5.5.6 There are no likely significant negative effects recorded for any of the three options considered. A number of likely minor negative effects were recorded and these are shown by the assessment tables in Appendix 4.

***Significant positive effects***

5.5.7 Three likely significant positive effects were recorded for Option 3 relating to healthy communities, Poverty and Deprivation and Community Facilities. There were no likely significant positive effects recorded for Options 1 and 2.

***Healthy Communities, Poverty and Deprivation and Community Facilities***

5.5.8 The options which focus development to a narrower range of larger villages are thought to be the most sustainable approach. It is assumed that growth directed towards villages within Options 1 and 2 would be at a small scale and this is likely to dilute the potential advantages that might be derived through provision of increased community facilities. Furthermore, this approach, with smaller scale growth across a wide range of villages, is likely to result in the largest increase in car usage.

5.5.9 Directing growth to a smaller range of settlements will not only focus any potential benefits derived through the provision of additional facilities, but will help to ensure development occurs in the most sustainable locations.

***Summary***

5.5.10 Options 1 and 2 have a similar overall performance in terms of the SA assessment, although Option 2 is marginally more positive than Option 1. However, Option 3 is clearly thought to represent the most positive approach overall. This option is similar to the North Wiltshire preferred option and widens the range of larger settlements for the focus of growth, but narrows the range of smaller settlements to be the focus of growth.

5.5.11 Option 3 has been identified as the preferred option for the reasons outline above and following further work set out in the Spatial Strategy.

**Questions 33 and 34: employment land supply needs for Trowbridge**

- 5.5.12 Questions 33 and 34 within the West Wiltshire Issues and Options consultation concerned the location for meeting the employment land supply needs for Trowbridge. The three options considered the need being met through the delivery of one or two large sites in Trowbridge (Option 1), a number of smaller sites (Option 2) or a combination of large sites in Trowbridge, and the remainder being met within well located sites in nearby towns (Option 3).
- 5.5.13 A more detailed SA assessment can be carried out more easily if specific development sites are known. For this reason, this SA assessment on the options relating to the distribution of employment land supply in Trowbridge can only advise on broad principles. A more detailed assessment of specific development sites is outlined in Section 6.

***Significant effects***

- 5.5.14 Overall no likely significant negative or positive effects were recorded for any of the options considered. This may be due to the general nature of the options. However, a number of likely minor negative or positive outcomes were recorded and the detail for these is set out in Appendix 4.

***Summary***

- 5.5.15 Overall the SA assessment reported similar outcomes for each option. However, Option 3 is found to be the most sustainable. This is because this is the only option which allows for a combination of large employment sites located in Trowbridge and other provision across a range of other market towns. Clearly there is a need to provide additional employment opportunities across a range of towns, not just the SSCTs. This would help to reduce the need for commuting between towns and help to maintain the vitality of those settlements.
- 5.5.16 Option 3 has been selected as the preferred option as discussed above and following further work set out in the Spatial Strategy.

**Table 5.8: SA assessment summary for former West Wiltshire District Council Issues and Options Questions 4 and 5: spatial strategy options**

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	-	-	?	-	-/?	-	-/?	?	?	+/?	+	-/?	-/?	?	-	-/?	-/?
Option 2	-/?	-/?	?	-	-/?	-/?	-/?	?	?	+/?	+	+	+	?	-	-/?	-/?
Option 3	-/?	-/?	+/?	-	-/?	-/?	-/?	+/?	?	+	++	++	++	+/?	+	+	+

**Table 5.9: SA assessment summary for former West Wiltshire District Council Issues and Options Questions 33 and 34: employment land supply needs for Trowbridge**

Option 1	-/?	-/?	?	-	-/?	-/?	-/?	+/?	?	-	?	?	-/?	-/?	-/?	+/?	+/?
Option 2	?	-/?	?	-	-/?	?	-/?	?	?	?	+	+/?	+/?	+/?	-/?	-/?	-/?
Option 3	?	-/?	?	-	-/?	?	-/?	?	?	-/?	+	+/?	+/?	+/?	-/?	+/?	+/?

## **6. Assessment of Strategic Sites (Tasks B2 to B5)**

### **6.1 Introduction**

- 6.1.1 The Wiltshire Core Strategy will identify suitable sites for delivering the amount of new housing and employment land required in Wiltshire, up to 2026. These are referred to as Strategic Sites.
- 6.1.2 The *Wiltshire 2026* consultation document identifies the 'preferred options' for the strategic sites required for delivering new housing. This consultation document also indicates likely future employment sites. The preferred options for delivering housing have been identified following a comprehensive process of assessment where a number of options were considered for each settlement.
- 6.1.3 The options have been assessed by the SA and this assessment has helped to inform the selection of the preferred options. It is important that the SA Framework is used to test any site options for delivering new housing, as this ensures a broad range of sustainability factors are considered during the selection process.
- 6.1.4 This section briefly describes the strategic sites identification process and outlines the findings of the SA assessment.

### **6.2 Strategic Sites Identification**

- 6.2.1 A comprehensive process of consultation was undertaken by the former District Councils in Wiltshire to identify any sites that might be available for future development.

- 6.2.2 The identified sites were subject to a comprehensive assessment process to determine the suitability of these sites for delivering the required housing growth. A number of realistic options were considered for each of the settlements identified as being suitable for strategic growth. These options might consist of a single site, or a collection of sites, that together could deliver the required level of housing. The identification of settlements suitable for strategic growth was determined by the Spatial Strategy and Settlement Hierarchy as informed by the SA (Section 5).
- 6.2.3 Detail of the methodology for identifying sites and options is set out in the *Wiltshire 2026* consultation document.
- 6.2.4 In all, 14 settlements were identified as suitable to have a strategic role, and between two and five options were identified for how the future housing growth could be delivered in each of these settlements. Each of these options has been subject to SA and these findings have been used to help inform the selection of the preferred options. The settlements identified as suitable for strategic growth are shown by Table 6.1.

**Table 6.1: Settlements identified as suitable for a strategic role**

Type of Settlement	Settlement Name
SSCT	Chippenham, Trowbridge
Market Town	Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury, Wootton Bassett
Other	West of Swindon

- 6.2.5 At this stage, the identification of sites capable of delivering the employment land requirements has not been subject to the same level of detailed assessment, and further details will be published at the next stage of the plan making process. Potential employment sites are outlined in the *Wiltshire 2026* consultation document. These will be subject to SA before any final decisions are taken on which sites should be identified as preferred options.
- 6.2.6 Details of the identified need for housing growth for each of the settlements listed within Table 6.1, along with descriptions of sites and maps, are presented within the *Wiltshire 2026* consultation document.

### 6.3 SA Assessment of Strategic Sites

- 6.3.1 This section briefly describes any likely significant negative or positive effects identified through the SA assessment, for the strategic site options, for the 14 settlements described above. Some indication is made as to which options perform most favourably through the SA assessment process. This does not necessarily exclude other sites from being selected as preferred options, providing suitable mitigation is pursued to overcome any negative effects.
- 6.3.2 Although this section focuses on the likely significant effects, many other non significant effects were identified, and these are set out in the detailed assessment tables shown in Appendix 5.

### 6.4 SA Assessment of Strategic Sites: Chippenham

- 6.4.1 Four options were identified which could each deliver the additional 4000 dwellings required around Chippenham as part of sustainable urban extensions. The options compare key locations for these urban extensions along with the scale of growth to be directed to them. The options were:
- Option 1 - a mixed use urban extension to the north of Chippenham for up to 800 dwellings, combined with a mixed use urban extension to the east of the town for up to 2850 dwellings;
  - Option 2 - the eastern urban extension identified within Option 1, but with a higher number of dwellings, for up to 3650;
  - Option 3 - a southern urban extension site of up to 3650 dwellings; and
  - Option 4 - a combination of the northern urban extension included within Option 1, with the southern urban extension included in Option 3, with a lower level of growth for up to 2850 dwellings.
- 6.4.2 In addition, all four options would consist of proposed employment sites located to the south of Chippenham and town centre regeneration sites for up to 350 dwellings. The full list of sites included within each option is set out in the SA assessment tables in Appendix 5. A summary of the SA assessment is shown by Table 6.2.

#### *Significant negative effects*

- 6.4.3 Four likely significant negative effects were identified which related to all four options. These were for Flood Risk, Air Quality and Pollution, Climatic Factors and Transport. These effects are described in more detail below.

#### *Flood Risk*

- 6.4.4 Part of the proposed town centre regeneration sites are located entirely within the floodplain (Flood Zones 2 and 3) and a Level 2 Strategic Flood Risk Assessment (SFRA) would be required if these sites were to be developed. The SFRA would need to investigate flood risk on the relevant sites in detail and set out a suitable programme of mitigation. This would need to ensure any development is both adequately protected against flood risk, and also ensure that flood risk would not be increased elsewhere. As all four options

incorporate the proposed town centre regeneration sites, this likely effect is relevant to all four options.

- 6.4.5 A substantial proportion of both the proposed urban extension sites to the east and south of Chippenham are located within the floodplain (Flood Zones 2 and 3), including the functional floodplain (Flood Zone 3b). However, it is believed that the sites are large enough for residential development to be accommodated within Flood Zone 1, i.e. not at risk of flooding. Suitable surface water management would be required to ensure equivalent to Greenfield run-off was achieved post development. A detailed Flood Risk Assessment (FRA) would also be needed should any development proceed on these sites.

#### ***Air Quality and Pollution and Transport***

- 6.4.6 Likely significant negative effects relating to Air Quality and Pollution and Transport have been identified for all four options, although the nature of the effects varies between the different options. Out-commuting is likely to increase via the M4 for any development site around Chippenham. However, development on the proposed northern and eastern urban extensions would most likely contribute to this effect. The proximity of the M4 would make these sites popular with commuters travelling to Swindon and the east of Bristol and the west. An increase in car traffic would therefore be likely. However, Chippenham is located on the main Bristol / London railway line. Options 1 and 2 are more related to the railway station and opportunities to increase rail use may exist. Careful phasing of any development, combined with sustainable transport measures, and the creation of new employment space and jobs would all be needed to make these sites as self-contained as possible.
- 6.4.7 The proposed eastern urban extension could only function if a new distributor road were constructed, which would also require a new crossing of the London/ South West railway line. Without such a road, access to the site would be inadequate and through town traffic and congestion would increase. As it is likely that such a new road would need to be located within land proposed for the northern urban extension, the combining of these two options appears logical.
- 6.4.8 The proposed southern urban extension is more remote from the town centre than alternatives. A new distributor road would also be required to facilitate access to this site and reduce through town traffic and congestion.
- 6.4.9 Strong mitigation relating to the SA objectives concerning Air Quality and Pollution and also Transport would be needed for any of the four options to proceed.

#### ***Climatic Factors***

- 6.4.10 As no details of any proposed development schemes are available for the options, it must be assumed that Greenhouse Gas (GHG) emissions would increase following development. This is particularly true for a development of up to 4000 dwellings as envisaged for Chippenham. Emissions would

increase as a result of construction, energy use and consumption by habitants. Strong mitigation would be required to avoid such effects and to ensure that any development was in line with UK Government targets to make new development carbon neutral by 2016.

- 6.4.11 Opportunities should be explored for the provision of renewable energy or heat generating technology associated with any new development to contribute towards reducing GHG emissions of the town overall.

***Significant positive effects***

- 6.4.12 Likely significant positive effects have been identified for Options 1, 2 and 4 relating to Housing, the Economy and Employment. No likely significant positive effects were identified for Option 3.

***Housing***

- 6.4.13 All four options could deliver the identified housing need for the town, providing a range of house types, sizes and tenures and therefore contribute toward creating a balanced and sustainable community. However, within Options 3 and 4 the majority of new housing would be delivered on sole housing, not mixed use sites and are located in less sustainable locations than alternatives. The proposed location for the southern urban extension is more remote from the town centre. Options 1 and 2 would deliver mixed use development on more sustainable locations.
- 6.4.14 Clearly, the other objectives within the SA Framework should be taken into consideration, before any judgement is made on the options overall sustainability and in identifying a preferred option.

***The Economy and Employment***

- 6.4.15 Options 1, 2 and 4 if developed, would include mixed use development incorporating both housing and employment. Clearly the co-locating of housing and employment is generally more sustainable as this provides greater opportunity for individuals to live and work in close proximity. This helps to reduce the need to travel, along with the associated costs, congestion and emissions.
- 6.4.16 The provision of additional employment land would also help to provide extra jobs within the town, increasing the overall sustainability of the settlement and helping to reduce out-commuting. A likely significant positive effect has therefore been recorded for Options 1, 2 and 4.

***Summary***

- 6.4.17 Overall there is a high degree of similarity between the four options and the findings of the SA. However, Options 1 and 2 are found to be the most favourable and Option 3 is least favourable. Likely significant negative effects have been identified for all of the options and mitigation would be required if development were to proceed. A particular issue relates to Air Quality and Pollution and Transport, and any of the options would need careful phasing,

the provision of new employment and the implementation of sustainable transport solutions, to ensure the sites are as self-contained as possible.

- 6.4.18 A number of likely minor positive or negative effects have also been identified and reference should be made to the detailed SA assessment tables in Appendix 5 for further details.
- 6.4.19 The SA process has helped to inform selection of a preferred option for Chippenham and Option 1 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.2: Summary SA assessment for strategic site options in Chippenham

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	-	-	-/?	-	--	--	--	O	?	++	+	+	+/?	+	--	++	++
Option 2	-	-	-/?	-	--	--	--	O	?	++	+	+	+/?	+	--	++	++
Option 3	-	-	-/?	-/?	--	--	--	O	?	+	+	+	+/?	+/?	--	-	-
Option 4	-	-	-/?	-/?	--	--	--	O	?	+	+	+	+/?	+/?	--	++	++

## 6.5 SA Assessment of Strategic Sites: Trowbridge

6.5.1 Five options were identified that could either deliver 3000 or 4000 additional dwellings in Trowbridge. Options 1, 2 and 4 would deliver 3000 dwellings, whereas Options 3 and 5 would deliver 4000 dwellings. Other work, reported separately within the *Wiltshire 2006 - 2026* consultation document, indicates that no more than 3000 dwellings will be required. Partly, for this reason, and as Option 3 simply consists of Options 1 and 2 combined, Option 3 has not been subject to SA. The findings for Options 1 and 2 are applicable.

6.5.2 The four options that have been assessed are:

- Option 1 - a group of sites to the south east of Trowbridge, including Land North and also South of Ashton Road;
- Option 2 - a combination of Option 1 sites and a collection of sites to the south of Trowbridge, including Woodmarsh;
- Option 3 – a combination of Options 1 and 2. This option has not been assessed;
- Option 4 - a combination of some of the sites to the east of Trowbridge included within Options 1 and 2 with a number of sites to the north of the town, including Marsh Farm Hilperton and Land at Hilperton Gap; and
- Option 5 - a combination of the Option 1 sites with other sites located in Hilperton Gap.

6.5.3 The full list of sites included within each option is set out in the SA assessment tables in Appendix 5. A summary of the SA assessment is shown by Table 6.3.

### *Significant negative effects*

6.5.4 A number of likely significant negative effects have been identified. However, only one of these, relating to Climatic Factors, affects all four options. The other likely effects relate to Flood Risk for Options 1, 2 and 5 and Air Quality and Pollution, Transport and the Economy and Employment for Option 5.

### *Flood Risk*

6.5.5 Options 1, 2 and 5, all include sites to the south east of Trowbridge. A sizeable proportion of this area is located in the floodplain, including the functional floodplain (Flood Zone 3b). It would be necessary to demonstrate that development can occur in Flood Zone 1, and that sufficient land is available for appropriate surface water management to ensure equivalent to Greenfield run-off, post development.

6.5.6 However, the sites are thought to be large enough to accommodate the requirements outlined above, along with suitable mitigation, water course buffers and wildlife corridors. A detailed FRA would be required for any development scheme to proceed.

### ***Air Quality and Pollution and Transport***

- 6.5.7 A likely significant negative effect is recorded for Option 4. This option would split development between the north and south east of Trowbridge with additional employment provision in the south. Significant cross town traffic would result and clearly there would be an advantage in both employment land and housing to be located in close proximity.
- 6.5.8 Provision of a new secondary school could be located in the north of Trowbridge and this would help reduce the extent of cross town traffic. However, if a significant area of employment is provided to the south of the town, the overall effect is likely to increase traffic, along with associated congestion and emissions. This option is not supported by the Highways Authority.
- 6.5.9 Significant improvements to the A350 corridor are also required in Trowbridge, particularly through Yarnbrook. Separating development to the north and south of Trowbridge, may present fewer opportunities to help facilitate this improvement, than if a single sustainable urban extension were developed. In relation to SA Objectives 6 and 15, Option 4 cannot be regarded as sustainable.

### ***Climatic Factors***

- 6.5.10 In the absence of any detailed proposals for development, it must be assumed that GHG emissions would increase following development, particularly on the scale envisaged. Significant mitigation would be required. Refer to comments outlined in Section 6.4.

### ***The Economy and Employment***

- 6.5.11 Although Option 4 does include land which could provide a significant area of additional employment land in Trowbridge, the majority of additional housing in this Option would be directed to the opposite side of the town. This would not provide the most accessible location for a workforce and is likely to both increase traffic and associated costs.

### ***Significant positive effects***

- 6.5.12 A number of likely significant positive effects have been identified for Options 1, 2 and 5. No likely significant positive effects were identified for Option 4. The identified effects related to Air Quality and Pollution and also for Transport, for Option 1, and for Housing and the Economy and Employment for Options 1, 2 and 5.

### ***Air Quality and Pollution and Transport***

- 6.5.13 Option 1 presents the advantage of directing all strategic development in Trowbridge to a single area. This would allow a single sustainable urban extension to be developed. Clearly, there are advantages in additional houses and employment provision being located in close proximity, and for the provision of additional infrastructure.

- 6.5.14 If a new secondary school were also located within this area, this would help to further reduce the need for travel. This site would provide a good location for a new school as it is well related to the recent large scale development to the north east of the town.
- 6.5.15 Significant improvements to the A350 corridor are required, particularly to ease congestion around Yarnbrook. Such improvements would be essential if large scale development were to proceed on the Option 1 location. However, the location of development on this area might provide a catalyst needed to help facilitate this improvement. The road improvements required would have wide ranging community and sustainability benefits.

### ***Housing***

- 6.5.16 As Options 1, 2 and 5 are capable of accommodating the required additional housing need for the town within a broadly sustainable location; a likely significant positive effect is recorded. Refer to comments outlined in Section 6.4.

### ***The Economy and Employment***

- 6.5.17 The Options 1, 2 and 5 would all provide substantial additional employment land in Trowbridge as part of a coherent sustainable urban extension. Clearly the provision of additional employment land helps to reduce out-commuting and to provide new jobs. The co-locating of both housing and employment helps to reduce the need to travel as discussed above.

### ***Summary***

- 6.5.18 Following SA assessment of the identified options for providing strategic development in Trowbridge, Option 1 has been identified as the most favourable option. This site would allow a single coherent sustainable urban extension to be delivered, with a number of likely significant positive effects identified, as discussed above.
- 6.5.19 Options 2 and 5 have a similar SA performance and are also favourable. However, the use of separate sites, across different parts of the town, does reduce the scale of likely positive effects identified.
- 6.5.20 Option 4 is clearly the most unfavourable option and cannot be regarded as sustainable. Other likely minor negative or positive effects have also been identified and reference should be made to the detailed assessment tables in Appendix 5 for further details.
- 6.5.21 The SA process has helped to inform selection of a preferred option for Trowbridge and Option 1 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

**Table 6.3: Summary SA assessment for strategic site options in Trowbridge (Option 3 has not been assessed by the SA as this duplicates Options 1 and 2)**

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	-/?	-	-	-	++	++	++	O	?	++	+	+	+	+	++	++	++
Option 2	-	-	-	-	++	?	++	O	?	++	+/?	+	+/?	+/?	?	++	++
Option 4	-	-	-	-/?	-	++	++	-/?	-/?	+	?	+/?	+/?	-	++	++	++
Option 5	-/?	-	-	-	++	-/?	++	-/?	?	++	+/?	+	+/?	+	?	++	++

## 6.6 SA Assessment of Strategic Sites: Bradford on Avon

6.6.1 Two options were identified in Bradford on Avon thought to be capable of delivering the identified housing requirement and both options consist of a single site. The identification of options in Bradford on Avon is restricted, in particular by the Western Wiltshire Greenbelt, which surrounds most of the town. The two selected options are not located within the Greenbelt. These were:

- Option 1 - Moulton Estate; and
- Option 2 - Golf Course.

6.6.2 Between the two sites, a number of likely significant effects were recorded in the SA assessment. A summary of the SA assessment is shown by Table 6.4.

### *Significant negative effects*

6.6.3 Four likely significant negative effects were recorded for Option 2 relating to Air Quality and Pollution, Climatic Factors, Healthy Communities and Transport. No likely significant negative effects were identified for Option 1.

### *Air Quality and Pollution and Transport*

6.6.4 Bradford on Avon is subject to an Air Quality Monitoring Area (AQMA) and a known issue associated with congestion exists within the town; this would be exacerbated if additional development were directed to the town. The Highways Authority has indicated that significant growth should not be directed to Bradford on Avon unless there is overriding sustainability benefits associated with the development.

6.6.5 Option 2 performs unfavourably as it is located south of the River Avon and any north bound traffic, traveling to the M4, Bristol or Bath, would need to travel through the town and would therefore contribute to town centre congestion.

6.6.6 The site also has poor access which would be difficult to overcome without encroaching onto the Greenbelt. Consequently, mitigation options for this site relating to Air Quality, Pollution and Transport are limited.

### *Healthy Communities*

6.6.7 The Option 2 site is currently used as a golf course with public access. This facility is well used including by local schools. Any development on this site would need to find alternative provision for this facility in an accessible and sustainable location. It is unclear if such alternative provision is available.

### *Climatic Factors*

6.6.8 As no details are available for any development proposed on the Option 2 site, it is likely that any additional dwellings will increase GHG emissions through construction, energy use and consumption by new inhabitants. Strong mitigation would be required for any development. Refer to comments

outlined within Section 6.4. This matter does not preclude the option from being selected as a preferred option, providing suitable mitigation were implemented.

***Significant positive effects***

- 6.6.9 Four likely significant positive effects were identified for Option 1 and these relate to Climatic Factors, Housing, the Economy and also Employment. No likely significant positive effects were identified for Option 2.

***Climatic Factors***

- 6.6.10 The landowner for the Option 1 site has indicated that if the site were developed, carbon neutral standards would be sought. This would be highly consistent with a 2030 carbon neutral target for the town, which is being promoted by Carbon Friendly Bradford, a local interest group. Potential exists for any renewable technology incorporated into the development to contribute towards the wider energy and heat requirements of the town.

***Housing***

- 6.6.11 The Option 1 site is capable of accommodating the identified housing need for the town on a highly sustainable and accessible site ensuring that a suitable range of sizes, tenures and types of property are provided.

***The Economy and Employment***

- 6.6.12 The proposal for the Option 1 site reportedly includes the provision of up to 2 ha of employment land. This would accommodate expansion of an existing company already located within Bradford on Avon and provide some additional employment. This option would therefore secure the retention of an existing employer, and provide additional employment land, thus helping to improve the balance between housing and employment in the town. This would also help to reduce the existing level of out-commuting from Bradford on Avon.

***Summary***

- 6.6.13 Overall, Option 1 performs much more favourably in relation to the SA assessment and presents many opportunities to contribute towards improving the sustainability of the town. A number of potential negative effects have been identified in relation to Option 2 which would need substantial mitigation if the site were to be developed. The location of this site is the most important issue; any north bound traffic would contribute to increasing through town traffic. Refer to assessment tables in Appendix 5 for further details.
- 6.6.14 The SA process has helped to inform selection of a preferred option for Bradford on Avon and Option 1 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.4: Summary SA assessment for strategic site options in Bradford on Avon

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	+	-	+	○	○	-	++	?	○	++	+	+	+	+/?	+/?	++	++
Option 2	-/?	-	-	-	○	--	--	?	-	+	--	+/?	-/?	○	--	-	-

## 6.7 SA Assessment of Strategic Sites: Calne

6.7.1 Four options were identified which could each deliver either all or a substantial component of the required future housing for Calne. These are:

- Option 1 - Land North East of Calne;
- Option 2 - Land at Quemerford, located to the south east of Calne;
- Option 3 - Land West of Calne at Berhills Farm; and
- Option 4 - Land South of Calne at Marden Hill Farm and Silver Street.

6.7.2 A summary of the SA assessment is shown by Table 6.5.

### *Significant negative effects*

6.7.3 Likely significant negative effects have been identified for only two of the SA Objectives. These relate to Flood Risk in the case of Option 3 and Climatic Factors, which related to all four options.

### *Flood Risk*

6.7.4 The River Marden runs through the centre of the Option 3 site from West to East and a large part of the site is located within the floodplain, including the functional floodplain (Flood Zone 3b). Appropriate mitigation should include a water course corridor for wildlife protection and suitable land set aside for accommodating surface water management. On this basis, it is unclear if sufficient land will be available for accommodating residential development within Flood Zone 1, i.e. not at risk of flooding. The site is in any case dissected by the river and this provides a significant constraint on development.

6.7.5 A detailed FRA would be necessary if the site were to be selected for development.

### *Climatic Factors*

6.7.6 In the absence of any further details, it is assumed that development on the scale envisaged, will increase GHG emissions. For this reason, a likely significant negative effect has been recorded for all four options within the SA assessment. Strong mitigation would be required for the selected preferred option to ensure compliance with the National timetable for delivering carbon neutral development. Refer to comments outlined in Section 6.4.

### *Significant positive effects*

6.7.7 Two likely significant positive effects have been identified by the SA relating to two SA Objectives. These were for Housing in the case of Options 1 to 3 and for the Economy and Employment for Option 1. No likely significant positive effects were identified for Option 4.

### **Housing**

- 6.7.8 Options 1 to 3 could accommodate the identified housing need for the town with a mix of housing types, sizes and tenures in a broadly sustainable location. Refer to comments outlined in Section 6.4.

### **The Economy and Employment**

- 6.7.9 Option 1 has been reported to be suitable for delivering mixed use development of housing and employment and is also located in close proximity to a proposed additional employment site. There are recognised benefits for accommodating both housing and employment in close proximity as this helps to minimise the need for travel. Refer to comments outlined within Section 6.4.

### **Summary**

- 6.7.10 Overall, relatively few likely significant effects have been identified through the SA assessment, either positive or negative. Option 1 is identified as the most favourable option, and this is in part influenced by the likely delivery of mixed use development. Options 2 and 4 have a similar overall performance through the SA. However, Option 3 is identified as the least sustainable option for delivering housing in Calne. This is in part influenced by the extent the site is constrained by flooding.
- 6.7.11 A number of other likely minor effects have been identified through the SA and reference should be made to the detailed SA assessment tables within Appendix 5.
- 6.7.12 The SA process has helped to inform selection of a preferred option for Calne and Option 1 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.5: Summary SA assessment for strategic site options in Calne

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	-/?	-	-	?	O	+/?	--	O	?	++	+	+	+	+/?	+	++	++
Option 2	-/?	-	-	?	O	+/?	--	-	-	++	-	+	+	O	+/?	-	-
Option 3	-	-	-	?	--	-	--	-	-	++	-	+	?	O	+/?	-	-
Option 4	O	-	-	?	O	-/?	--	-	?	+	+	+	+	O	-	-	-

## 6.8 SA Assessment of Strategic Sites: Corsham

6.8.1 Four options were identified which could deliver the identified housing requirement for the town. The options consist of:

- Option 1 - a group of sites to the south east of Corsham, including Land to the East of Leafield Trading Estate;
- Option 2 - sites to the south west of Corsham including the current MOD site at Rudloe Manor;
- Option 3 - a group of sites to the west of the town, including Land adjacent Box School and Hartham Quarry; and
- Option 4 - a combination of PDL sites included within Options 2 and 3 at Rudloe Manor and Hartham Quarry.

6.8.2 A summary of the SA assessment is shown by Table 6.6.

### *Significant negative effects*

6.8.3 A number of likely significant negative effects have been identified, concerning six of the SA objectives. At least three likely significant negative effects have been identified in relation to each of the four options. The identified effects relate to: Biodiversity (Options 2, 3 and 4), Land and Soil (Option 3); Flood Risk (Option 1); Climatic Factors (Options 1 to 4); Landscape (Option 4); and Transport (Options 1, 2 and 4). These effects are discussed in more detail below.

### *Biodiversity*

6.8.4 The Box Mine site located in proximity to Corsham is designated as a Site of Special Scientific Interest (SSSI) and a Special Area for Conservation (SAC). This site is an important hibernation area for bats and due to the SAC designation; any proposed development in the areas should be subject to assessment by HRA. All four options may contain areas used by bats for foraging or commuting and will need to be assessed. However, any development on Options 2 and 4 have been reported to be more likely to generate impacts.

6.8.5 This issue does not preclude development from taking place, but an assessment of likely impacts needs to be undertaken through the HRA process, with suitable mitigation being identified and implemented. The HRA process will be reported separately.

### *Land and Soil*

6.8.6 Part of Option 3 is currently utilised for mineral extraction. It has been reported by the Council Minerals and Waste Policy Team that this activity could undermine any development. Minerals extraction is a noisy activity and this would limit the opportunities for residential development. Further investigation is required to assess how much land within Option 3 could be available for development.

### *Flood Risk*

- 6.8.7 Part of the Option 1 site is located within the flood plain, including the functional floodplain (Flood Zone 3b). However, the site is thought to be large enough to accommodate residential development within Flood Zone 1, i.e. not at risk of flooding. Suitable surface water management should be incorporated within any development, to ensure equivalent to Greenfield run-off is achieved post development. A suitable water course corridor would also be required should this option be selected for development.

#### ***Climatic Factors***

- 6.8.8 In the absence of any detailed proposals for development on the sites identified for possible development within Corsham, it is assumed that any residential growth will increase GHG emissions. Suitable mitigation will be required. Refer to comments outlined within Section 6.4.

#### ***Landscape***

- 6.8.9 One of the two sites included within Option 4 is entirely located within a Special Landscape Area (SLA). The sites within these options are also in proximity to an Area of Outstanding Natural Beauty (AONB), this is also true for Options 2 and 3. The setting of the AONB may be affected by development. The Council Strategic Landscape Team has indicated that development on this site would be likely to cause landscape impacts, particularly due to the SLA designation.

#### ***Transport***

- 6.8.10 Likely significant negative effects have been identified for Options 1, 2 and 3 relating to the SA Objective concerning Transport. The Option 1 sites are reported to have particularly poor access with limited opportunities for this to be improved. The sites within Options 2 and 4 have been reported by the Council Passenger Transport Unit to have poor public transport connectivity. It has also been suggested that these sites would be difficult to serve by public transport in the future if development were to proceed.
- 6.8.11 Further work is required to identify appropriate mitigation for these options. However, on the basis of the existing evidence, these options cannot be regarded as sustainable.

#### ***Significant positive effects***

- 6.8.12 Likely significant positive effects have been identified relating to housing provision for Options 1 and 3. No other likely significant positive effects have been identified for any of the other SA Objectives or for the other options.

#### ***Housing***

- 6.8.13 Options 1 and 3 could accommodate the identified housing growth needed for Corsham providing a mix of dwellings types, sizes and tenures. The sites are in proximity to existing and proposed employment land and may be regarded as sustainable locations. Refer to comments outlined in Section 6.4.

### **Summary**

- 6.8.14 A number of likely significant negative effects have been identified, some of which apply to all four of the options for Corsham. None of the sites can be identified as clearly more favourable in SA terms than any other. The sites all perform relatively poorly. In addition to the likely significant effects, many other likely minor negative effects have also been identified and these should also be referred to (Appendix 5).
- 6.8.15 However, many of the constraints identified do not affect the options in their entirety. It should be possible to identify an area of growth within one of the options, which could be suitable for development, providing appropriate mitigation is implemented. Option 1 for example, is more remote from the SAC, and so any potential impacts on bats may be less than for the other options. This matter should however be investigated by the HRA process. It is likely that development could be accommodated within Flood Zone 1 within this option. However, the site is reported to have poor access with limited opportunities for improvement.
- 6.8.16 The options will need to be considered carefully to identify a suitable area for small scale growth. Adequate mitigation will need to be demonstrated for development to proceed.
- 6.8.17 The SA process has helped to inform selection of a preferred option for Corsham. A relatively small part of Option 3 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.6: Summary SA assessment for strategic site options in Corsham

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	-	-	-	-	--	-/?	--	O	-/?	++	?	+	?	+	--	-/?	-/?
Option 2	--	-	-	-	O	-	--	O	-	+	+	+	?	+/?	--	-/?	-/?
Option 3 (Preferred)	--	--	-	-	O	?	--	O	-	++	?	+	?	+/?	-/?	-/?	-/?
Option 4	--	O	-	-	O	-	--	O	--	+	?	+	?	+/?	--	-/?	-/?

## 6.9 SA Assessment of Strategic Sites: Devizes

6.9.1 Four options were identified which could each deliver the required level of additional housing for the town. These were:

- Option 1 - a group of sites to the north west of Devizes, including Land to the North East of Roundway Park;
- Option 2 - a group of sites to the north east of Devizes, including the former Council Depot/ Bureau West;
- Option 3 - a collection of sites to the west of Devizes, including Land to the East of Windsor Drive; and
- Option 4 - a group of sites to the south of Devizes, including Land to the South East of Devizes between Potterne Road and Andover Road.

6.9.2 A summary of the SA assessment is shown by Table 6.7.

### *Significant negative effects*

6.9.3 A number of likely significant negative effects have been identified which apply to all four options put forward, these relate to Water Resources, Air Quality and Pollution, Climatic Factors and Transport.

### *Water Resources*

6.9.4 An issue has been identified which affects all options in Devizes concerning insufficient dilution in sewage treatment discharge. The flow in receiving water courses is low, particularly during summer months. It has been suggested by the Environment Agency that any new consent for the water provider would be very difficult to comply with as further development would exacerbate this problem. Significant additional infrastructure may be required to overcome this problem.

6.9.5 The Environment Agency also reports an issue relating to ammonia concentrations in water courses derived from the two Sewage Treatment Works (STW) in the town. Further development would also exacerbate this matter and would require mitigation.

### *Air Quality and Pollution and Transport*

6.9.6 A known issue associated with traffic flow and congestion exists in Devizes and modelling work undertaken by the Council has concluded that significant growth could result in this problem worsening. In the absence of any detailed proposals related to specific mitigation, it is assumed that large scale growth will contribute to an overall worsening of traffic congestion. For this reason a likely significant negative effect is recorded for all four options within the town.

6.9.7 However, the scale of growth envisaged is below an identified critical threshold and some growth may help to deliver improvements, either to the existing road network or to public transport. Providing suitable mitigation is implemented alongside any development, some housing growth should not lead to any long term negative impacts.

### ***Climatic Factors***

- 6.9.8 In the absence of any details for how individual options would be developed, it is concluded that any large scale growth will significantly increase GHG emissions. Strong mitigation will be required to ensure that any such effects are avoided. Refer to comments outlined within Section 6.4.

### ***Significant positive effects***

- 6.9.9 Likely significant positive effects have been identified for Housing, relating to Options 1 to 3 and for the Economy and Employment for Option 2. No other likely significant positive effects have been recorded for either Option 4 or in relation to any other SA objective.

### ***Housing***

- 6.9.10 Options 1 to 3 are sustainable locations with good accessibility and are in proximity to proposed employment land. These options could accommodate a sizeable proportion of the housing growth identified and a range of sizes, types and tenures could be provided. Refer to comments outlined for Section 6.4.

### ***The Economy and Employment***

- 6.9.11 As Option 2 is co-located with a proposed site for additional employment land, a likely significant positive effect is identified. Clearly there are advantages for housing and employment to be located in proximity as this helps to reduce the need for travel. Refer to comments outlined for Section 6.4.

### ***Summary***

- 6.9.12 Option 2 emerges as the most favourable from an SA assessment perspective. However, a number of likely significant negative effects have been identified, which relate to all four options put forward within the town. It is suggested that innovative solutions to providing sustainable transport should be investigated and incorporated into any development.
- 6.9.13 The performance of the other options, 1, 3 and 4, are similar. A number of likely minor negative and positive effects have been identified and reference should be made to the SA assessment tables in Appendix 5 for further details.
- 6.9.14 The SA process has helped to inform selection of a preferred option for Devizes. Small components of Options 1, 2 and 4 were identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.7: Summary SA assessment for strategic site options in Devizes

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 *	-	-	-	:-	O	:-	:-	O	-	++	+	+	?	O	:-	-	-
Option 2 *	-	O/-	-	:-	O	:-	:-	O	-	++	+	+	?	?	:-	++	++
Option 3	?	-	-	:-	O	:-	:-	O	-	++	-	+	-	O	:-	-	-
Option 4 *	-	-	-	:-	O	:-	:-	O	?	+	-	+	?	?	:-	-	-

\* (The preferred option contains component parts of Options 1, 2 and 4)

## 6.10 SA Assessment of Strategic Sites: Malmesbury

6.10.1 Within the town of Malmesbury four options were identified for delivering the required future housing. These were:

- Option 1 - sites to the west of Malmesbury, including Land at Park Road;
- Option 2 - sites to the east of the town, including Land North West of Reeds Farm Estate;
- Option 3 - sites to the south of Malmesbury, including Burton Hill House School; and
- Option 4 - sites to the south and south west of the town, including Land at the Rear of Bloomfield House.

6.10.2 A summary of the SA assessment is shown by Table 6.8.

6.10.3 Although the options vary in their overall performance in the SA assessment, there are few likely significant positive or negative effects identified. Likely significant negative effects were identified for Options 1 and 4 relating to Flood Risk and for all of the options relating to Climatic Factors. Likely significant positive effects are reported for all the options relating to housing.

6.10.4 However, a number of likely minor negative or positive effects have been identified and reference should be made to the full assessment tables in Appendix 5.

### *Significant negative effects*

#### *Flood Risk*

6.10.5 A sizable proportion of Options 1 and 4 are located within the floodplain, including the functional floodplain (Flood Zone 3b). In the case of Option 1, the site may be large enough for development to be located in Flood Zone 1, i.e. not at risk of flooding, with suitable surface water management also accommodated on site. However, this would need to be demonstrated for the option to be considered as sustainable.

6.10.6 It is unclear if the Option 4 sites are large enough for development to be located within Flood Zone 1. A substantial proportion of this option is within the functional floodplain and it is unlikely that any development could be regarded as sustainable on this site.

#### *Climatic Factors*

6.10.7 As no details are available on any specific development proposals it is assumed that any additional development across any of the options, 1 to 4, would increase GHG emissions through construction, energy use and consumption by new inhabitants. Strong mitigation is required to avoid such effects in line with UK Government targets to ensure new development is carbon neutral by 2016.

- 6.10.8 Opportunities should also be explored for any renewable heat or energy technology to contribute towards reducing the GHG emissions of the town overall.

***Significant positive effects***

***Housing***

- 6.10.9 As all of the four options could accommodate the identified housing need for the town they all perform well in relation to the SA objective 10, concerning housing provision. The locations may be regarded as broadly sustainable. A mix of sizes, tenures and types of houses would be required to provide a balanced community. Clearly, the other objectives within the SA Framework should be taken into consideration, before any judgement is made on the options suitability overall.

***Summary***

- 6.10.10 Overall, Options 2 and 3 perform most favourably in relation to the SA assessment, although there are not large differences between the performance of any option. Part of Option 4 is located within the functional floodplain and is therefore unlikely to be suitable for development. The detailed assessment tables should be considered for further details, in particular, the suggested mitigation and enhancement measures should also be reviewed.
- 6.10.11 The SA process has helped to inform selection of a preferred option for Malmesbury. Part of Option 2 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.8: Summary SA assessment for strategic site options in Malmesbury

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	-/?	-/?	-	-	++	+	++	-	-	++	+	+	?	+	+	-	-
Option 2 (Preferred)	-	-	-	-	?	+	++	O	O	++	+	+	?	+	+/?	-	-
Option 3	-	O	-	-	?	+	++	O	O	++	+	+	?	O	+/?	-	-
Option 4	-	+	-	-	++	+	++	O	-	++	+	+	?	O	+/?	-	-

## 6.11 SA Assessment of Strategic Sites: Marlborough

6.11.1 Two options were identified for Marlborough and these are referred to as:

- Option 1 - Land West and East of Salisbury Road; and
- Option 2 - Land adjacent to Chopping Knife Lane.

6.11.2 A summary of the SA assessment is shown by Table 6.9.

6.11.3 The overall performance of the two options within the SA assessment varies. However, only three objectives were recorded to have likely significant effects, two negative and one positive. Two of these effects are essentially generic responses in the absence of any detailed proposals for either site and are summarised below. A likely significant negative effect was also recorded for Option 2 relating to Transport.

### *Significant negative effects*

#### *Climatic Factors*

6.11.4 As detailed proposals for how the options may be developed are not available, a likely significant negative effect is recorded for both options relating to Climatic Factors. This is because GHG emissions would increase through development unless strong mitigation is implemented. Refer to comments outlined for Section 6.4.

#### *Transport*

6.11.5 The Option 2 site has poor access via a single carriageway and narrow railway bridge. Little opportunity exists to overcome this issue and the road would need to be controlled through a one way section, providing access to the site. This is regarded as unsuitable for a significant development within the town.

### *Significant positive effects*

#### *Housing*

6.11.6 A likely significant positive effect is identified for Option 1. This option could accommodate the identified housing need for the town and provide a suitable mix of housing types, sizes and tenures on a sustainable and accessible location. Refer to comments outlined for Section 6.4.

### *Summary*

6.11.7 Overall Option 1 performs much more favourably than Option 2 and this is largely due to its proximity to an employment site, a secondary school and because the site has good overall connectivity. A specific access difficulty has been identified for Option 2.

6.11.8 A number of minor positive or negative effects have been identified and reference should be made to the detailed assessment tables for greater detail.

- 6.11.9 The scale of growth to be directed to Marlborough presents some concern, as additional infrastructure would be needed for the proposed upper range of new dwellings. It has been identified that a new Primary School and additional capacity within the GP surgery would both be required if around 400 new homes were planned for. Consideration should be given to allocating development at a lower scale.
- 6.11.10 The SA process has helped to inform selection of a preferred option for Marlborough. Option 1 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.9: Summary SA assessment for strategic site options in Marlborough

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	-	-/?	-	-	O	+/?	--	?	-	++	+	+	+/?	?	+/?	-	-
Option 2	-	-	-	-	O/-	-/?	--	?	-/?	+	?	+/?	?	?	--	-	-

## 6.12 SA Assessment of Strategic Sites: Melksham

6.12.1 Three options were identified, each capable of delivering the required future housing for Melksham. These options consist of:

- Option 1 - three sites to the north east of Melksham including Land Rear of Woodrow;
- Option 2 - a number of sites to the east of Melksham, including Land North and East of The Spa; and
- Option 3 - a number of sites to the south east of Melksham, including Land to the Rear of Semington Road.

6.12.2 A summary of the SA assessment is shown by Table 6.10.

### *Significant negative effects*

6.12.3 Likely significant effects have been identified relating to three SA objectives, Flood Risk (Option 1), Air Quality and Pollution (Option 3) and Climatic Factors (Options 1, 2 and 3).

### *Flood Risk*

6.12.4 As a sizeable part of Option 1 is located within the floodplain, including the functional floodplain (Flood Zone 3b), development on this option would be severely restricted. It is possible that a strip of development adjacent existing housing could be located within this option in Flood Zone 1, i.e. not at risk of flooding. However, this would need to be demonstrated for development to be considered sustainable, along with the need to demonstrate that sufficient land is available to provide the equivalent to Greenfield run off post development.

### *Air Quality and Pollution*

6.12.5 As Option 3 is less well related to either the town or a new school being constructed to the east of Melksham, it is expected that car use would increase if development were to proceed on this site. The site is located on the wrong side of the A350 to either the town or the new school, and traffic would need to cross this busy road for day to day journeys.

6.12.6 Although public transport could be provided to the site, the distance from the town is likely to increase car use, therefore increasing associated congestion, costs and emissions.

### *Climatic Factors*

6.12.7 In the absence of any detailed proposals for development it must be concluded that GHG emissions would increase following development. Refer to comments outlined in Section 6.4.

### ***Significant positive effects***

6.12.8 Likely significant positive effects have been identified relating to housing provision for Options 1 and 2 and for the Economy and Employment for Options 2 and 3.

#### ***Housing***

6.12.9 Options 1 and 2 could accommodate the identified need for additional housing for the town located on sustainable and accessible locations and provide for a mix of housing types. Refer to comments outlined in Section 6.4.

#### ***The Economy and Employment***

6.12.10 Both Options 2 and 3 are well related to existing employment sites and both include land identified for the potential location of future employment. The provision of mixed use development is generally more sustainable, subject to other SA objectives being considered, as the opportunity for individuals to live and work in close proximity is increased. This would clearly reduce the need to travel, reducing cost, congestion and emissions.

6.12.11 The provision of additional employment land would also help to provide for extra jobs within the town, thus improving the overall sustainability of the town and reducing out-commuting to Trowbridge, or elsewhere. Additional employment land is also required in the town to help facilitate the regeneration of the Bowerhill Industrial Park which is urgently needed.

#### ***Summary***

6.12.12 Option 2 is clearly much more sustainable than either Options 1 or 3. The sites within Option 2 are located between the town, a new school and an existing employment site and are well related to both existing and proposed residential areas.

6.12.13 Likely significant negative effects have been identified for both Options 1 and 3. A number of likely minor negative effects have also been identified for these options and reference to the SA assessment tables should be made for further details.

6.12.14 The SA process has helped to inform selection of a preferred option for Melksham. Option 2 was identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.10: Summary SA assessment for strategic site options in Melksham

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	?	-	-	?	--	-	--	?	-	++	+	+	?	O	-	-	-
Option 2 (Preferred)	-	-/?	-	?	O	+/?	--	?	-/?	++	+	+	+	+/?	+/?	++	++
Option 3	-	-	-/?	?	O	--	--	O	-/?	+	?	+	?	O/-	-	++	++

## 6.13 SA Assessment of Strategic Sites: Tidworth and Ludgershall

6.13.1 Initially nine options were identified for this settlement, although many of these were found to be unavailable, and therefore only four options have been considered by the SA. These are:

- Option 1 - sites to the north of Ludgershall, including the former MSA Depot;
- Option 2 - a collection of former MOD sites to the east of Ludgershall;
- Option 3 - Land at Empress Way;
- Options 4 to 6 – these options have not been assessed due to unavailability of land for development; and
- Option 7 - a further former MOD site to the south of Tidworth.

6.13.2 A summary of the SA assessment is shown by Table 6.11.

### *Significant negative effects*

6.13.3 A number of likely significant negative effects have been identified for all options considered relating to Water Resources, Air Quality and Pollution, Climatic Factors and also Transport. In addition, a likely significant negative effect was identified for Option 2 relating to Waste Management.

### *Waste Management*

6.13.4 The Option 2 site has been identified as a possible location for a new household waste recycling centre which may create bad neighbour issues if residential development were to proceed. The site is also adjacent to a Sewage Treatment Works (STW) which is likely to create similar problems.

### *Water Resources*

6.13.5 An issue relating to sewage treatment has been identified in Tidworth and Ludgershall which would affect any future large scale development in the settlement. The existing STW discharges to a soak away and it is suggested that considerable new infrastructure may be required if large scale new development was directed towards the town.

6.13.6 A Water Cycle study is likely to be required for Tidworth and Ludgershall to help inform any decision relating to future development in the town. Suitable mitigation would be required to ensure any development did not create any negative effects on groundwater.

### *Air Quality and Pollution and Transport*

6.13.7 It has been suggested by the Highways Authority that significant growth in the towns would require innovative and sustainable transport solutions. The towns are reported to have poor public transport connectivity. The settlements location is also in proximity to the A303 which is already a busy transport corridor and significant development may exacerbate this issue. Further investigation is required and the scale of growth in Tidworth and

Ludgershall should be carefully considered in relation to the likely impact on increased traffic flow.

- 6.13.8 Option 3 has been reported to have limited access in terms of direct linkages to an A road. The site is essentially isolated from the north of the settlement by a railway line. It is likely that access would need to take place via Empress Way, which is a minor road that is unlikely to be able to sustain the traffic requirements of a significant strategic development.
- 6.13.9 One possible mitigation approach might include investigating if the disused MOD rail freight line to the town from Andover could be utilised for passenger services.

#### ***Climatic Factors***

- 6.13.10 It is likely that GHG emissions would increase if any new development was permitted in the towns. This does not preclude this option from being selected as preferred, providing appropriate mitigation was implemented. Refer to comments outlined in Section 6.4.

#### ***Significant positive effects***

- 6.13.11 Likely significant positive effects have been identified for all of the options relating to Housing and for Option 1 relating to the Economy and Employment. A likely significant positive effect was also identified for Climatic Factors for Option 1.

#### ***Climatic Factors***

- 6.13.12 As a development proposal for Option 1 is reported to include high standards of sustainable construction and the inclusion of renewable energy, a likely significant positive effect is recorded. Such development would be likely to be consistent with UK Government policy to mitigate climate change. Refer to Section 6.4.

#### ***Housing***

- 6.13.13 As all four options could accommodate the identified housing need for the town, in reasonably sustainable and accessible locations, they all perform well in the SA assessment relating to housing provision. Refer to comments outlined in Section 6.4.

#### ***The Economy and Employment***

- 6.13.14 The Option 1 site incorporates land proposed as a potential location for employment. This presents a number of advantages to the settlements. Additional employment provision helps to reduce out-commuting and mixed use development in general can help to reduce travel, along with associated costs and emissions. Refer to comments outlined in Section 6.4.

### **Summary**

- 6.13.15 Although Option 1 performs most favourably, there is little difference between each of the other options, and overall a number of likely significant negative effects would impact on any of the sites.
- 6.13.16 The scale of growth directed towards Tidworth and Ludgershall should be carefully considered, in particular in relation to the Water Resource, Air Quality and Pollution and Transport issues identified.
- 6.13.17 A number of likely minor positive and negative effects have also been identified and reference should be made to the SA assessment tables for further details. In particular, large scale growth would require considerable new infrastructure including a new primary school, GP surgery, Fire and Rescue and Ambulance facilities. New development may present an opportunity to help facilitate the provision of additional facilities in Tidworth and Ludgershall, but this should not be at the expense of the likely significant negative effects discussed above.
- 6.13.18 The SA process has helped to inform selection of a preferred option for Tidworth and Ludgershall. Small components of Options 1 and 2 have been identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

**Table 6.11: Summary SA assessment for strategic site options in Tidworth and Ludgershall (Options 4, 5 and 6 have not been assessed by the SA as these are no longer available)**

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 *	-/?	-	-	-	0	-	+	0	0	+	+/?	+	?	+/?	-	++	++
Option 2 *	-	-	-	-	0	-	-	0	-/?	++	+/?	+	?	0	-	-	-
Option 3	+/?	-	-	-	0	-	-	0	-/?	++	+/?	+	?	0	-	-	-
Option 7	-	-	-	-	-	-	-	0	-/?	++	+/?	+	?	0	-	-	-

\* (The preferred option contains component parts of Options 1 and 2).

## 6.14 SA Assessment of Strategic Sites: Warminster

6.14.1 Three options were identified in Warminster capable of delivering the housing requirement for the town. These were:

- Option 1 - land owned by the MOD to the west of Warminster;
- Option 2 - Land West of Bath Road and South of Cold Harbour Lane; and
- Option 3 - a series of sites to the south and west of Warminster, including Land to the Rear of Victoria Road and Land at Bugley Barton Farm.

6.14.2 A summary of the SA assessment is shown by Table 6.12.

### *Significant negative effects*

6.14.3 Likely significant negative effects were identified for all three options in Warminster relating to SA objective 4 (Water Resources) and 7 (Climatic Factors). There were no other likely significant negative effects identified specific to any particular option.

### *Water Resources*

6.14.4 An issue has been identified in Warminster relating to the Habitats Regulations Assessment (HRA). Phosphate concentrations in the STW discharge from Warminster are elevated. This discharges into the River Wylye which is a tributary of the River Avon. The River Avon is designated as a Special Area of Conservation (SAC) and so any contamination may affect this designated area. Any increase in development in Warminster, may increase the phosphate discharge and therefore cause an affect on the River Avon SAC.

6.14.5 A solution to this issue will need to be pursued through the HRA process, which is being undertaken separately to the SA process. Further investigation is required and work is ongoing. A possible solution might involve the development of a phosphate management strategy for the whole catchment; there are many other sources of phosphate including agriculture. Failure to identify a solution may significantly limit the potential to allocate future housing growth in Warminster.

### *Climatic Factors*

6.14.6 Any large scale increase in development will increase GHG emissions and this is contrary to UK Government policy relating to tackling climate change. Refer to comments outlined in Section 6.4.

### *Significant positive effects*

6.14.7 Effects have been identified relating to housing provision for all three options and for the Economy and Employment for Options 1 and 2.

### **Housing**

6.14.8 All three options could deliver the required housing growth in the town in sustainable and accessible locations. Refer to comments outlined in Section 6.4.

### **Economy and Employment**

6.14.9 Both Options 1 and 2 would be likely to include mixed use development incorporating additional employment land in the town. Both sites are well related to existing employment land and have good access to the main highway network around Warminster.

6.14.10 Providing additional employment land in the town would help reduce out-commuting and would also help contribute towards the continued vitality of the town. Refer to comments outlined in Section 6.4.

### **Summary**

6.14.11 Options 1 and 2 perform favourably and are more sustainable than Option 3. As Option 3 consists of a collection of smaller sites, this option would be the most difficult to serve with public transport. Options 1 and 2 are more suitable for providing a coherent sustainable urban extension to Warminster.

6.14.12 However, the main negative issue identified relating to water phosphate concentrations in the River Avon SAC would affect all three options. This matter will need to be resolved before any large scale development could be allocated towards Warminster.

6.14.13 A number of minor negative and positive effects have also been identified and reference should be made to the detailed assessment tables in Appendix 5.

6.14.14 The SA process has helped to inform selection of a preferred option for Warminster. Parts of Option 2 and 3 have been identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.12: Summary SA assessment for strategic site options in Warminster

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1	O	O/-	-	--	O	O/-	--	O	?	++	+	+	+	+/?	+/?	++	++
Option 2 *	+	-	-/?	--	?	O/-	--	O	-	++	+	+	+	+/?	+/?	++	++
Option 3 *	O	-	-	--	O	-	--	O	-	++	?	+	+	O	-	-	-

\* (The preferred option contains component parts of Options 2 and 3).

## 6.15 SA Assessment of Strategic Sites: Westbury

6.15.1 Two sites were identified in Westbury which are:

- Option 1 - Land at Matravers School and Land at Redland Lane; and
- Option 2 - sites to the north east of the town, including Land North of the Mead.

6.15.2 A summary of the SA assessment is shown by Table 6.13.

### *Significant negative effects*

6.15.3 A likely significant negative effect was recorded for only 1 SA objective relating to Climatic Factors for both options. There were no other likely significant negative effects identified relating to any individual option.

### *Climatic Factors*

6.15.4 Any large scale development in the town would increase GHG emissions unless significant mitigation was implemented. Refer to comments outlined in Section 6.4.

### *Significant positive effects*

6.15.5 Likely significant positive effects were identified for SA objective 10 relating to Housing for both options. A number of other likely significant positive effects were identified for Option 1 relating to Healthy Communities, Community Facilities and Education and Skills. A significant positive effect was also recorded for the Economy and Employment relating to Option 1. Details of these effects are discussed below.

### *Healthy Communities, Community Facilities and Education and Skills*

6.15.6 The Option 1 sites are currently used by the existing secondary school in the town. Development on this location would provide an opportunity for mixed use development in a very central location that is well related to the town centre.

6.15.7 Provisional plans for the development site would allow a new school to be constructed in Westbury with enhanced capacity and facilities. These are reported to include enhanced sports pitch provision and an arts centre, which would benefit from having public access. Consequently development on this site would combine the opportunity for highly sustainable town centre mixed use development and help facilitate the delivery of enhanced services for the town. It has been reported that infrastructure provision in Westbury overall needs to be improved.

6.15.8 It is however important that any proposed new facilities in Westbury are properly scrutinised to ensure an overall improvement in sustainability within the town. The location of any proposed new facilities would need to be subject to detailed assessment.

### ***The Economy and Employment***

6.15.9 Option 1 includes land that could deliver additional employment within the town, thus providing a range of sustainability benefits. Refer to comments outlined in Section 6.4.

### ***Summary***

6.15.10 Overall Option 1 presents an opportunity for highly sustainable development and would facilitate the provision of enhanced facilities for the town which are much needed. Option 2 performs less favourably in relation to the SA assessment. Reference should be made to the detailed SA assessment tables in Appendix 5 for further details.

6.15.11 The SA process has helped to inform selection of a preferred option for Westbury. Option 1 has been identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.13: Summary SA assessment for strategic site options in Westbury

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	?	O	-	-	O	+/?	-	O	?	++	++	+	++	++	+/?	++	++
Option 2	-	-	-	-	O	-/?	-	O	-/?	++	?	+	+	O	-	-	-

## 6.16 SA Assessment of Strategic Sites: Wootton Bassett

6.16.1 Five options were identified that could each deliver the required future housing for the town. These are:

- Option 1 - a collection of sites to the south of the town, including Lower Woodshaw Farm;
- Option 2 - sites slightly to the north of the centre of the town, including the Rugby Club at Stoneover Lane;
- Option 3 - sites to the west of Wootton Bassett, including North West of Whitehill Lane Industrial Estate;
- Option 4 - sites to the north of the town, including Marsh Farm; and
- Option 5 - a site to the east of the town, Land North of Swindon Road.

6.16.2 A summary of the SA assessment is shown by Table 6.14.

### *Significant negative effects*

6.16.3 Likely significant negative effects have been identified for the SA objectives relating to Water Resources and objective 7 relating to Climatic Factors for all five options. In addition, a likely significant negative effect relating Air Quality and Pollution has been identified for Option 5, along with effects for Healthy Communities and Transport.

### *Water Resources*

6.16.4 There is reported to be insufficient dilution in the water course in Wootton Bassett relating to the STW and any new development would exacerbate this issue. It has been reported that significant new infrastructure may be required to remedy this matter. Proceeding with development and failing to address this problem would be likely to result in a risk to groundwater. This issue applies to all five options in the town.

### *Air Quality and Pollution, Healthy Communities and Transport*

6.16.5 Option 5 is physically separate from the existing town and although public transport connectivity is reported to be good, an increase in car use would be likely if development proceeded. Pedestrian and cycle linkages may be less viable than for other sites given the physical separation from the town.

### *Climatic Factors*

6.16.6 In the absence of any detailed development proposals it is assumed that any large scale development would increase GHG emissions. Refer to comments outlined in Section 6.4.

### *Significant positive effects*

6.16.7 Likely significant positive effects were identified relating to housing provision for Options 1 to 3 and for the Economy and Employment for Options 1, 3 and 4.

### **Housing**

- 6.16.8 Options 1 to 3 could deliver the required housing growth in the town in sustainable and accessible locations. Refer to comments outlined in Section 6.4.

### **Economy and Employment**

- 6.16.9 Options 1, 3 and 4 incorporate potential additional employment land, providing benefits to the local economy, and contributing to wider sustainability benefits. Refer to comments outlined in Section 6.4.

### **Summary**

- 6.16.10 Overall Option 1 performs most favourably; even though part of the site is located in the floodplain. Providing sufficient land is available for development in Flood Zone 1 and on the northern part of the site, it is likely that Option 1 would represent the most sustainable option. The southern part of this site is less well related to the town and is probably not suitable for development. Options 2, 3 and 4 have a similar SA performance. It is clear that Option 5 is the least sustainable option for the town.
- 6.16.11 A number of likely minor negative or positive effects have been identified and reference should be made to the SA assessment table in Appendix 5.
- 6.16.12 The SA process has helped to inform selection of a preferred option for Wootton Bassett. Option 1 has been identified as preferred. This is discussed in greater detail within the *Wiltshire 2006 – 2026* consultation document.

Table 6.14: Summary SA assessment for strategic site options in Wootton Bassett

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1 (Preferred)	-	-	-/?	--	-	-/?	--	O	-/?	++	+/?	+/?	+/?	+/?	+/?	++	++
Option 2	-	?	-	--	?	+/?	--	O	?	++	+	+	+	?	+/?	-	-
Option 3	?	-	-	--	?	+/?	--	O	?	++	+/?	+	+/?	+/?	+/?	++	++
Option 4	-	-	-	--	?	-	--	O	?	+	?	+/?	?	+/?	-	++	++
Option 5	-	-	-	--	?	--	--	O	?	+	--	+/?	-	?	--	-	-

## 6.17 SA Assessment of Strategic Sites: West of Swindon

- 6.17.1 Work on identifying a suitable location for a sustainable urban extension to the West of Swindon is more advanced than for the other settlements outlined in this report. The need for an urban extension consisting of 3000 dwellings was outlined in the *Draft South West Regional Spatial Strategy 2006 – 2026*.
- 6.17.2 An SA assessment was conducted on the three options identified which could provide the required housing for this area and this was consulted on in February 2009.
- 6.17.3 The three options identified were:
- Preferred Option - Land at Pry Farm, Ridgeway Farm and Moredon Bridge;
  - Alternative Option 1 - a number of sites were identified for development on the western edge of Swindon which would keep development as close to the urban edge of Swindon as possible; and
  - Alternative Option 2 - sites at Hook Street and also at either Washpool or Land at Ridgeway Farm and Moredon Bridge.
- 6.17.4 The SA assessment on the West of Swindon options has been updated in line with any consultation responses received. The assessment has also been updated to ensure consistency with the wider assessment undertaken for the other settlements across Wiltshire.
- 6.17.5 This section outlines any likely significant positive or negative effects and highlights if any changes have been made relating to the identified significant effects from the original assessment. Where identified likely significant effects have not been changed, the detail is not repeated by this report. Reference should be made to the *West of Swindon Update February 2009*. A summary of the SA assessment is shown by Table 6.15.

### ***Significant negative effects***

- 6.17.6 Likely significant negative effects identified in the original SA assessment for Biodiversity (Preferred Option), Flood Risk (Preferred Option and Alternative Option 1), Air Quality and Pollution (Alternative Option 2) and Transport (Alternative Option 2) are unchanged in the updated assessment. An initial likely significant negative effect is identified relating to Climatic Factors which affects all three options.
- 6.17.7 A likely significant effect identified in the original SA assessment relating to Landscape for Alternative Option 1 has been amended to record a likely minor effect. This is due to the need for further analysis to assess landscape impacts for this option.

### ***Climatic Factors***

- 6.17.8 As no details are available relating to how any development sites would be taken forward, it is assumed that residential growth, particularly on this scale

will increase GHG emissions. For this reason, a likely significant negative effect is recorded, which also helps to ensure the SA assessment is consistent for all areas under consideration. Emissions will increase through construction, energy use and consumption by habitants. Strong mitigation will be required. Refer to comments outlined in Section 6.4.

***Significant positive effects***

- 6.17.9 Significant likely positive effects recorded in the original SA for Housing, Community Facilities, and for Employment for the Preferred Option and Alternative Option 2 remain unchanged.
- 6.17.10 A likely significant positive effect has been added to Options 1 and 3 for the Economy. As it is likely that any development on these locations would be mixed, providing both housing and employment, this is likely to create significant positive effects for the economy through job creation. Refer to comments outlined in Section 6.4.

***Summary***

- 6.17.11 Overall, there are few changes to the findings of this updated SA assessment, and the original. There is little difference between the assessment findings for the Preferred Option and Alternative Option 2. It is however clear that Alternative Option 1 is less sustainable. In particular, the proximity to the M4 would be likely to increase commuting, and would also generate noise and air pollution issues.
- 6.17.12 However, it should be stressed that likely significant effects were identified for all three options, and appropriate mitigation will be required for any of the options to be taken forward.
- 6.17.13 Reference should be made to the SA assessment tables in Appendix 5 and the original *West of Swindon Update February 2009* for greater details.
- 6.17.14 A further SA assessment should be undertaken for the preferred option; once more detailed work has been completed. This should set out the nature of any development more fully and will enable a more comprehensive assessment to be undertaken. It is important that it is demonstrated that suitable mitigation will be implemented for the preferred option. This assessment will be reported in the next version of the SA Report, to be published alongside the Draft Core Strategy during 2010.

Table 6.15: Summary SA assessment for strategic site options for the West of Swindon

	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Preferred Option	--	-	-	-	--	-/?	--	O	--	++	+/?	+	++	?	-	++	++
Alternative Option 1	-/?	-	-	-	--	-/?	--	O	-	+	+	+	?	?	-	-	-
Alternative Option 2	?	-	-	-	O	--	--	O	-	++	+/?	+	++	?	--	++	++

## **7. Assessment of Core Strategy Policy Options (Task B2 to B5)**

### **7.1 Introduction**

- 7.1.1 Sections 4 to 6 of this report have described the SA assessment of different sections of the emerging Wiltshire Core Strategy. These relate to the Vision and Objectives, the Spatial Strategy and Settlement Hierarchy and the identification of Strategic Sites for delivering growth.
- 7.1.2 However, the Core Strategy will also contain another key component, which is a framework of core policies. These policies will help to ensure the delivery of the key outcomes listed under the Core Strategy Objectives, discussed in Section 4. Policies might, for example, seek to ensure that new development does not contribute towards increasing flood risk, or to ensure new areas of open space are provided as part of any future development.
- 7.1.3 The development of the core policies will be informed, in part, by the comprehensive work already undertaken by the former District Councils in Wiltshire. In particular, a series of policy options were developed and consulted on during 2007 and 2008, as part of the Issues and Options stage of the plan making process. This work was informed by considerable consultation and engagement with stakeholders and community groups.
- 7.1.4 It is important that the SA Framework is used to test policy options, thus helping to identify preferred policies. This is particularly important as the level of detail included in the SA Framework, in the form of decision aiding questions, is more detailed than within the Core Strategy Objectives. This matter is discussed in Section 4.
- 7.1.5 The policy options considered by the SA should include 'do nothing' scenarios where this is appropriate. This helps to test what would happen if no policies were developed and is a requirement of the SA guidance and regulations. The assessment work on policy development will also test potential cumulative effects. This is where the implementation of several policies may have a greater effect than the implementation of a single policy in isolation.
- 7.1.6 The work described above is currently incomplete. The outcomes of the SA assessment on policy options will be reported in the next version of the SA Report to be published during 2010.

## **8. Details of the Consultation Process (Task D1)**

### **8.1 Introduction**

- 8.1.1 The consultation stage of the SA (Task D1) is one of the most important aspects of the process. Stakeholders and members of the public are often the best placed to comment on particular issues which may affect either their area of expertise or local neighbourhood.
- 8.1.2 The consultation phase of the Wiltshire SA will be conducted according to the guidance, as described in Section 1. Each stage of the SA Report will be made available for inspection by the public and stakeholders. This report will be consulted on during the October to December period in 2009 for eight weeks. Future versions of the SA Report will also be consulted on for eight weeks at the appropriate stage of the plan making process.
- 8.1.3 Documents will be available for inspection at all public libraries within the Wiltshire Council area, along with Town Council Offices and planning authority offices. All statutory consultees (see below) and those individuals who have expressed an interest in the LDF process in Wiltshire will be sent a letter informing them of the consultation. The document will also be available on the Council website.
- 8.1.4 The statutory consultees as referred to by the SA guidance are:
- English Heritage;
  - Natural England; and
  - The Environment Agency.
- 8.1.5 In addition to the formal consultation process described above, a Sustainability Working Group (SWG) has also been formed to help facilitate stakeholder engagement and discussion. Membership for this group includes the statutory consultees along with representatives from the local community nominated through the Wiltshire Local Area Agreement (LAW) and local experts in environmental, social and economic matters within the county. This stakeholder engagement is considered an extremely important part of the SA process and helps ensure the SA is well informed.
- 8.1.6 A meeting of the SWG was held in January 2009 to help inform the Scoping stage of the process. A further meeting will be held during autumn 2009 to facilitate discussion on the first stage of the assessment process.

## **9. Next Steps (including Task B6)**

### **9.1 Remaining Stages**

9.1.1 The stages of the SA process are set out in Section 2 of this report. Following consultation the SA Report will be amended, where appropriate, with any comments received.

9.1.2 The SA process is ongoing and is carried out in a number of stages alongside the development of the Core Strategy. Future versions of the SA Report will be published alongside each of the main stages of producing the Core Strategy (Section 2).

9.1.3 The next version of the SA Report will include a more detailed assessment of the preferred strategic site options, as these options are developed and as greater detail becomes available. This assessment will focus in more detail on identifying appropriate mitigation measures to ensure the sites are developed in as sustainable way as possible.

9.1.4 The next version of the SA Report will also outline the findings of the assessment to develop core policies for the Core Strategy (Section 7).

### **9.2 Monitoring**

9.2.1 A suitable monitoring strategy (Task B6) will need to be identified for any significant effects identified through the SA process and following adoption of the Wiltshire Core Strategy. This will be carried out in accordance with the SA guidance. The nature of the monitoring will be outlined in more detail in the final version of the SA Report, once the preferred options have been finalised, appropriate mitigation identified and incorporating any consultation comments received.