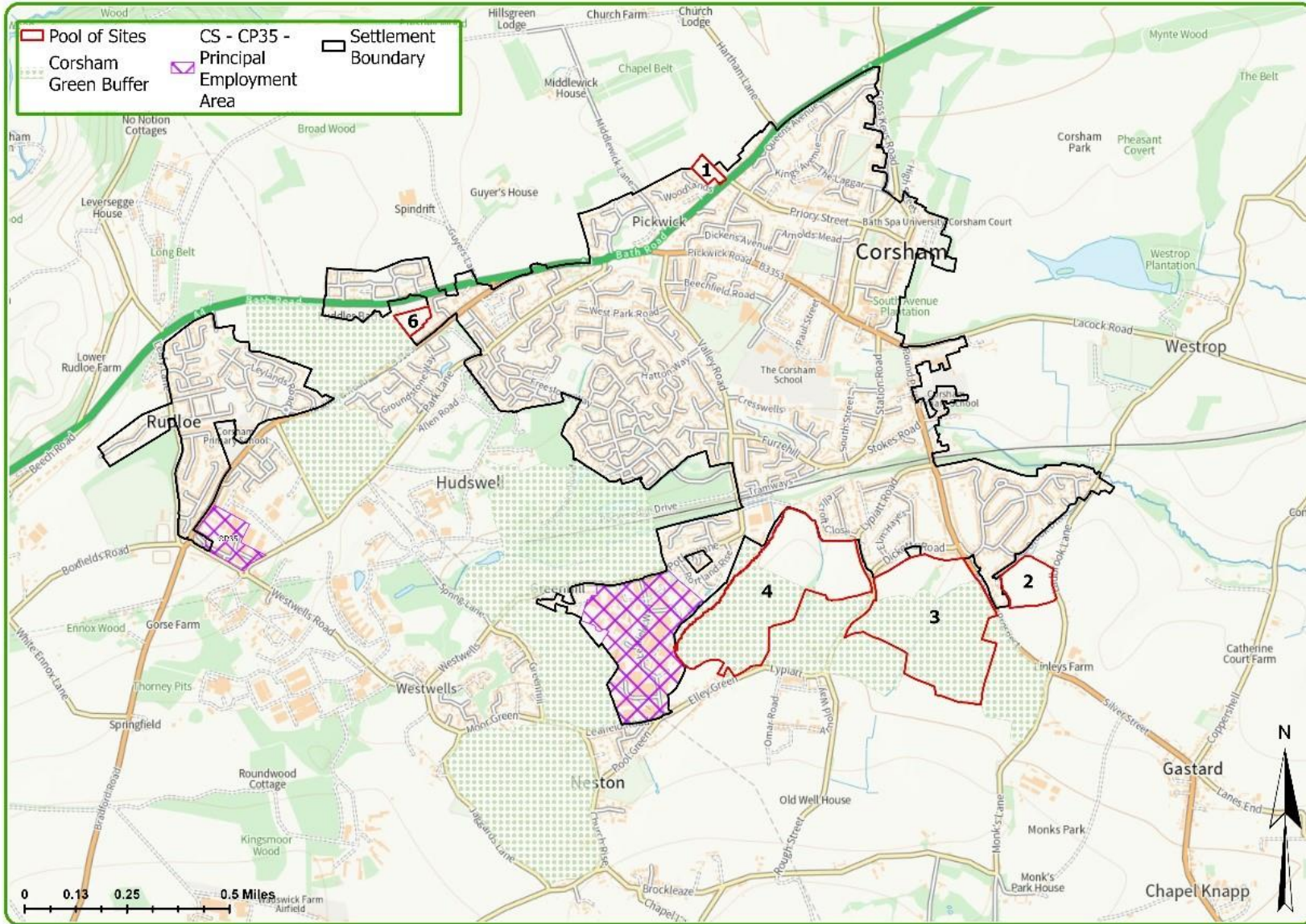


# SA Annex 2.5 - Chippenham HMA: Corsham Sites Assessment



<p><b>Site Number and SHELAA ref(s):</b> Site 1 (SHELAA site 3231)  <b>Site name:</b> Pickwick Paddock, Bath Road  <b>Site size:</b> 0.74 ha <b>Site capacity:</b> approximately 18 - 26 dwellings  <b>Site description:</b> This greenfield site is situated on the northern edge of Corsham, formed by a paddock fronting the A4 Bath Road. The edges of the site are demarked by hedgerow/tree planting, including a Tree Preservation Order on the western boundary of the site. A pond is located within the site on the north eastern boundary. Part of the site fronting Bath Road falls within the Pickwick Conservation Area, and there are a number of listed buildings within the vicinity, including the Grade II Listed 17 and 19 Pickwick adjoining the site at Bath Road. The site is within a Special Landscape Area and the Cotswolds Area of Outstanding Natural Beauty is situated approximately 600m north of the site.</p>	
<p><b>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises a small, pastoral field bound by a combination of low, stone walls along Bath Road and adjoining properties, and shrubby grass verges with veteran trees. Broadleaved tree lines and scrub delineate the north-eastern, north-western, and south-western site boundaries. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It may prove difficult to deliver the proposed number of houses and achieve biodiversity net gain on site given its small size and presence of priority habitat on site and pasture. The feasibility of achieving delivering biodiversity net gain will also be dependent upon the quality of the pasture on site.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species. Box Mine Site of Special Scientific Interest (SSSI) lies approximately 2.7km southwest of the site with the site also sitting approximately 800m west of Corsham Estate Meadows County Wildlife site with Prestley Wood County Wildlife site sitting approximately 800m north-west of the site. Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy. In terms of priority habitat there is a pond on site just inside the north-eastern site boundary. This field pond is shown as being in existence on historical mapping. Broadleaved tree lines and scrub delineate the north-eastern, north-western, and south-western site boundaries and these are shown on historical mapping. While the status of these as priority habitat is unknown, these vegetative features comprise well-established features. The tree lines and scrub on site have functional habitat connectivity with broadleaved woodland, some of which is formally mapped as priority habitat. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. It is possible that greater horseshoe bats may forage over pasture on site and along trees lines and scrub along the site boundaries and also commute along field boundaries. There are numerous bat records in the area. It is also possible that trees on site could provide potential roost features (PRFs) for bats. It is considered probable that great crested newt occurs on site. Trees and scrub habitats on site afford nesting opportunities for birds during the breeding season and winter foraging opportunities.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> <li>- Retention of priority habitat with wide buffer/ecological protection zones.</li> </ul> <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
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**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 1**

- The site comprises a small, pastoral field. Broadleaved tree lines and scrub delineate the north-eastern, north-western and south-western site boundaries.
- Protection, maintenance and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It may prove difficult to deliver the proposed number of houses and achieve biodiversity net gain on site given its small size and presence of priority habitat on site and pasture. The feasibility of achieving delivering a biodiversity net gain will also be dependent upon the quality of the pasture on site.
- The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.
- Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.
- In terms of priority habitat there is a pond on site just inside the north-eastern site boundary. This field pond is shown as being in existence on historical mapping. Broadleaved tree lines and scrub delineate the north-eastern, north-western, and south-western site boundaries and these are shown on historical mapping. While the status of these as priority habitat is unknown, these vegetative features comprise well-established features. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- It is possible that greater horseshoe bats may forage over pasture on site and along trees lines and scrub along the site boundaries and also commute along field boundaries. There are numerous bat records in the area. It is also possible that trees on site could provide potential roost features for bats.
- Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI.
- Overall, a moderate adverse effect is considered likely against this objective.

**SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**  
**Decision-Aiding Questions. Will the development site...**

1. Ensure development maximises the efficient use of land?	This site is on the northern edge of Corsham and has low-density development adjacent to it, as well as listed buildings. A high-density development that would make more efficient use of land in this location may not be appropriate.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to	<p>This site is greenfield, agricultural land which appears not to have been developed before. Significant effects are considered unlikely.</p> <p>A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting predominantly of urban land. This is a relatively small site and the loss of agricultural land to development would not be considered significant.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines which provide Bath stone, valued locally and beyond. This area is covered by a Mineral Safeguarding Area. Development of this site is not considered likely to lead to the significant sterilisation of mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.  The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<b>Summary of SA Objective 2</b>	
<ul style="list-style-type: none"> <li>• It is considered that development of this site may not maximise the efficient use of land, given its location</li> <li>• This site consists of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL</li> <li>• Significant land contamination is considered unlikely but a more detailed assessment of the site would be required prior to any development coming forward</li> <li>• This is a relatively small site and the loss of agricultural land would not be considered significant</li> <li>• Development of this site is not considered likely to lead to the significant sterilisation of mineral resources</li> <li>• The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation</li> <li>• Overall, given the relatively small size of this site and the lack of likely significant effects against this objective, a minor adverse effect is considered most likely</li> </ul>	
<b>SA objective 3 - Use and manage water resources in a sustainable manner</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Protect surface, ground and drinking water quantity/ quality?	This site is covered by Source Protection Zone 2. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these

	<p>watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, a moderate amount of development could be accommodated by existing local networks without additional improvements at Corsham. It is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Minor foul water infrastructure crosses the site - an existing public sewer crossing the site which will require suitable easements.</p> <p>Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 3</b></p> <ul style="list-style-type: none"> <li>• This site is covered by Source Protection Zone 2.</li> <li>• The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</li> <li>• With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.</li> <li>• With regard to foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.</li> <li>• Minor foul water infrastructure crosses the site, requiring suitable easements.</li> <li>• Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.</li> <li>• On the basis of the above evidence, a moderate adverse effect is likely.</li> </ul>	
<p><b>SA objective 4 - Improve air quality and reduce all sources of environmental pollution</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The land lies in relatively close proximity to the Hartham Park Underground Quarry and the company has mineral rights to extract Bath stone to areas north of the mine entrance (located on Bradford Road). The mine activity includes blasting which creates significant ground-borne noise and vibration, which may impact on the developability of this site. Assessment of the potential impacts of ground-borne noise and vibration would be required.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Corsham does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. However, significant new development would feed into existing networks causing additional air quality pressure and as such steps would need to be taken to mitigate the additive impact of any development. Traffic from new development in this location would feed into the network of roads that goes through Corsham, Bradford on Avon and Chippenham further contributing to the elevation of emissions. Air Quality assessment would be required showing cumulative effect of this development on relevant receptors in the locality. If allocations at Corsham are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<p><b>Summary of SA Objective 4</b></p> <ul style="list-style-type: none"> <li>• Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.</li> <li>• The land lies in relatively close proximity to the Hartham Park Underground Quarry and the company has mineral rights to extract Bath stone to areas north of the mine entrance (located on Bradford Road). The mine activity includes blasting which creates significant ground-borne noise and vibration, which may impact on the developability of this site. Assessment of the potential impacts of ground-borne noise and vibration would be required.</li> <li>• Corsham does not have any AQMAs. However, significant new development would feed into existing networks, including at Corsham, Bradford on Avon and Chippenham, which could add to air quality issues. This would require mitigation.</li> <li>• Based on the above evidence, a moderate adverse effect is likely.</li> </ul>	
<p><b>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are no main rivers within 100 m of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without	<p>There is minimal flood risk to the site from all sources. Cumulative impacts have been scored low.</p> <p>A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>

increasing flood risk elsewhere?	
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located close to the town centre, enabling active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 5</b></p> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1.</li> <li>• Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.</li> <li>• Cumulative impacts have been scored low.</li> <li>• It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.</li> <li>• Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.</li> <li>• Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the loss of greenfield land which thus natural drainage, a minor adverse effect is likely.</li> </ul>	
<b>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a fairly small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> <li>• maximises the potential for suitable development.</li> <li>• considers identifying suitable areas and options for renewable and low carbon energy sources; and</li> <li>• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>
2. Be capable of connecting to the local	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.

Grid without the need for further investment?	<p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand further demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, as this is a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
<b>Assessment outcome (on balance): Neutral effect</b>	
<p><b>Summary of SA Objective 6</b></p> <ul style="list-style-type: none"> <li>• It is considered that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale.</li> <li>• There will need to be a positive strategy for energy from developers for example, the use of solar panels.</li> <li>• New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.</li> <li>• As this is a smaller site, energy demand will be less than a larger site.</li> <li>• It is considered that the current energy infrastructure could potentially withstand further development however, reinforcement works may be required to increase network capacity, further discussions with SSEN would be required.</li> <li>• Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a neutral effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 7 - Protect, maintain and enhance the historic environment</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	



<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks &amp; Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The site would have an impact on Grade II Listed 17 &amp; 19 Pickwick. The site constitutes a significant green gap maintaining relationship of historic core with rural surroundings and constitutes the rural setting of 17 &amp; 19 Pickwick (and the small agricultural building and stone field boundary walls). The site would be accessed from main road. This is a small site and, although it wouldn't involve direct and clear 'substantial harm', the public benefits from creation of an access and development of any significant level of housing as an allocation appears highly unlikely to be such that it can outweigh the harm to the designated assets. The site would also have an Impact on Pickwick Conservation Area.</p> <p>The site is also within the 100m buffer of several low value features, including a former 20<sup>th</sup> century military camp identified to the west, medieval village earthworks at Pickwick to the south west and extant farmstead (Corsham Dairy) in the south east with various extant houses within the buffer area. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of as yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is characterised as 21<sup>st</sup> century reorganised fields, which retain some legibility of former character as designed landscape associated with Guyer's House and Beechfield House via small plantations and scattered trees which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site would have an impact on the Pickwick conservation area. It is considered that development may have the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p><b>Assessment outcome (on balance): Major (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 7</b></p> <ul style="list-style-type: none"> <li>• The potential for significant adverse heritage/conservation effects is major.</li> <li>• The potential for significant adverse archaeological effects is low.</li> <li>• The potential for significant adverse historic landscape effects is low.</li> <li>• The site is not located near to a conservation area.</li> <li>• Overall, a major adverse effect is likely.</li> </ul>	
<p><b>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Minimise impact on and, where</p>	<p>The Cotswolds AONB is approximately 600m north of the site, Prestley Wood Ancient Woodland approximately 800m northwest and Corsham Court Registered Park and Garden (Grade II*) approximately 700m east. Development will need to be sensitive to these designations.</p>

appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site forms part of the rolling hills around Corsham and is on a gentle slope that rises from the east and continues west to Rudloe. The site comprises a small, pastoral field that forms part of the small-scale field network around the north of Corsham. It is a predominantly pastoral local landscape with occasional arable fields, which extend to the north and continue beyond the rolling hills to the north of the limestone valley. The site is bound by a combination of low, stone walls along Bath Road and adjoining properties, and shrubby grass verges with veteran trees. It is part of a well-treed landscape comprising of scattered field trees, wide tree belts, small woodland blocks and hanging, ancient woodlands and parkland trees in the wider landscape.</p> <p>The site forms part of the former rural village of Pickwick. The village has been largely absorbed by the expansion of Corsham while retaining its rural character and is generally separated from the large-scale suburban development to the east.</p> <p>The site is within an undesignated landscape. It is part of an identifiable rolling, treed landscape that contains distinctive rural properties and parklands, which encompasses the northern suburbs of Corsham. It is in generally moderate condition and distinctive stone walls and veteran trees contribute to a local sense of place. The site contributes to the transition from suburban development to the surrounding countryside and has some scenic quality.</p> <p>Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> <li>• Potential for development to form a conspicuous new settlement edge in the rural landscape.</li> <li>• Potential for development to break treed skylines.</li> <li>• Potential for a loss of traditional dry-stone walls and veteran tree boundaries that reflect the rural settlement character.</li> </ul> <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> <li>• Limit the scale, form, and density of development, in keeping with the rural village settlement character of Pickwick.</li> <li>• Avoid inappropriate development heights that would break treed skylines.</li> <li>• Retain dry stone walls and veteran trees to maintain distinctive village characteristics.</li> </ul>
3. Protect and enhance rights of way, public open space and common land?	<p>There is a public footpath through the residential development adjoining the west of the site, which links north from the edge of Corsham to a network of public rights of way through the limestone valleys. There is no public open space or common land within this site.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 8</b></p> <ul style="list-style-type: none"> <li>• The Cotswolds AONB is approximately 600m north of the site, Prestley Wood Ancient Woodland approximately 800m northwest and Corsham Court Registered Park and Garden (Grade II*) approximately 700m east.</li> <li>• The site comprises a small, pastoral field that forms part of the small-scale field network around the north of Corsham.</li> <li>• The site is bound by a combination of low, stone walls along Bath Road and adjoining properties, and shrubby grass verges with veteran trees. It is part of a well-treed landscape comprising of scattered field trees, wide tree belts, small woodland blocks and hanging, ancient woodlands and parkland trees in the wider landscape.</li> <li>• The site forms part of the former rural village of Pickwick. The village has been largely absorbed by the expansion of Corsham while retaining its rural character.</li> <li>• It is in generally moderate condition and distinctive stone walls and veteran trees contribute to a local sense of place. The site contributes to the transition from suburban development to the surrounding countryside and has some scenic quality.</li> <li>• The site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development.</li> </ul>	

<ul style="list-style-type: none"> <li>• Overall, a minor adverse effect is considered likely against this objective</li> </ul>	
<b>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Provide an appropriate supply of affordable housing?	<p>The record of housing delivery to date has been in line with planned levels over the WCS plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Corsham.</p>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<p>Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.</p>
<b>Assessment outcome (on balance): Minor positive effect</b>	
<b>Summary of SA Objective 9</b> <ul style="list-style-type: none"> <li>• Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development.</li> <li>• The site would be likely to support a range of house types, tenures and sizes to meet different needs.</li> <li>• Overall, a minor positive effect is considered likely against this objective.</li> </ul>	
<b>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within two Lower Layer Super Output Areas. Neither of these areas are subject to higher levels of deprivation, with one subject to less deprivation and the other is subject to more. Development would not lead to new homes and jobs towards an area with the most deprivation so would be unlikely to result in significant social benefits through new jobs and homes. However, Corsham is generally subject to lower levels of deprivation and so relatively to other sites around the town, there could more benefits of directing development towards this location. The site has the potential to deliver up to 26 homes of different types and tenures. The site could deliver a small number of affordable homes.</p> <p>Overall, there could be social and economic benefits for the Corsham area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Corsham town centre is situated approximately .7km to the south east of the site. This is a smaller site and has poor access to the public transport network. Opportunities to enhance connectivity may be limited due to the size of the site. Existing boundary woodland could be incorporated into a development to create amenity greenspace onsite, despite its size. Offsite recreational greenspace is apparent less than .5km away at The Rec.</p> <p>Housing development at this site could generate the need for 2-3 early years places, 6-8 primary school places and 4-6 additional secondary places. Financial contributions would be required to create additional early years, but primary and secondary needs could be met in existing facilities.</p> <p>Corsham is served by two surgeries, however one of these is located at Box. The Porch Surgery is approximately 0.5km to the south of this site. There are worsening GP capacity issues across the provision in this area. Financial contributions would be required to overcome the additional pressure that is site would place on local health care. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>

3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The small scale of this site suggests that it would be unlikely to deliver onsite public open space, however existing trees present an opportunity for formal/informal recreation greenspace. The site would be unlikely to deliver onsite community facilities as part of a mixed-use development due to the size.</p> <p>There could be some improvements to nearby public right of way: CORM76 through the development of this site.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>Development would form an extension to Pickwick to the north of Corsham. There could be some benefit to the rural population to the north of the A4 through the delivery of an employment use on this site or new homes. There could be additional benefits of improvements to the sustainable transport network, however the size of the site is likely to limit the contribution it could have towards reducing rural social isolation overall. Nonetheless, the site would be serving Corsham predominately and its contribution to reducing social isolation among rural communities is therefore limited.</p>
<b>Assessment outcome (on balance): Moderate (significant) positive effect</b>	
<p><b>Summary of SA Objective 10</b></p> <ul style="list-style-type: none"> <li>• Development at this site would not be directing new homes or jobs towards an area with the most deprivation, however deprivation in the Corsham area is fairly low and there could be some benefits of directing development in this location where there is more deprivation relative to the rest of the town.</li> <li>• Site is unlikely to provide a small number of affordable homes as part of a housing development.</li> <li>• Good access to the town centre.</li> <li>• A small site, but some amenity greenspace could be incorporated through the retention of existing trees.</li> <li>• Primary and secondary education needs could be met within existing provision. Financial contributions would be required to create new early years places to meet needs.</li> <li>• Good accessibility to existing health provision, however there are GP capacity issues in this area. Financial contributions would be required to overcome these.</li> <li>• The site is small and would be unlikely to support a mixed-use development, major sustainable transport improvements or a reduction in rural social isolation.</li> <li>• Overall, a moderate significant positive effect is likely.</li> </ul>	
<p><b>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, a mixed-use development is considered unlikely.</p> <p>The access to the site may be served from Bath Road, however this would place a new junction along a section of the A4 which already serves Priory Street and Woodlands near the site. Such an access may be prejudiced by highway safety concerns, due to the increased potential for rear shunt collisions. Within Corsham, the A4 had 4 slight collisions and 1 serious collision between 2017-2021. The creation of a new junction could increase the chance of a collision on a road that has a high risk of collisions.</p>
2. Provide suitable access and not significantly exacerbate issues of	<p><b>Local Constraints</b>  Local constraints are the lack of rail accessibility, limited access opportunities to the site, safety concerns on Bath Road, service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b></p>

local transport capacity?	Mitigation would be required to the ped/cycle network and widening of the Bath Road carriageway. In addition, junction upgrades close to the site would be required to reduce the risk of collisions. <b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<b>Pedestrian/Cycle:</b> Bath Road is served by existing public right of way routes leading towards Corsham Town Centre. There are also public right of way routes leading to other settlements, including CORM76 which runs adjacent to the proposed site. However, there is a lack of active travel infrastructure along Bath Road itself due to the busy nature of the road. This, combined with the narrow (<2m) footways on the road means the site may be considered car reliant. <b>Bus:</b> There are bus stops along Kings Avenue within 400m of the proposed development site. These bus stops are served by the X31 service which links Bath and Chippenham, running approximately every 30 minutes. This site is considered to have strategic bus access. <b>Rail:</b> There are no rail services in Corsham, however the X31 provides links to Bath and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. Additionally, there are plans for a new railway station in Corsham to be built and operational by 2028 which could reduce car reliance at the site. <b>Service Vehicles:</b> Bath Road (next to the development site) would require a widening of the carriageway to accommodate service vehicles. The current width of the carriageway is 7.1m, and the minimum width to allow service vehicles access is 7.3m. <b>Car:</b> The site is located on an A road, providing easy access by car. The number of trips generated by the site per hour is negligible when compared to the traffic flows on Bath Road, meaning there are unlikely to be capacity constraints.
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 11</b></p> <ul style="list-style-type: none"> <li>Given the size of this site, a mixed-use development is considered unlikely.</li> <li>The access to the site may be served from Bath Road, however this would place a new junction along a section of the A4 which already serves Priory Street and Woodlands near the site. Such an access may be prejudiced by highway safety concerns.</li> </ul> <p><b>Local Constraints</b> Local constraints are the lack of rail accessibility, limited access opportunities to the site, safety concerns on Bath Road, service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b> Mitigation would be required to the ped/cycle network and widening of the Bath Road carriageway. In addition, junction upgrades close to the site would be required to reduce the risk of collisions.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p> <ul style="list-style-type: none"> <li>Overall, given the issues noted above, a minor adverse effect is considered likely against this objective.</li> </ul>	
<b>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Corsham town centre is situated approximately 700m to the south east of the site. This is a smaller site which has poor access to the public transport network. Opportunities to enhance connectivity may be limited due to the size of the site. Corsham does not currently benefit from a train station. It does however, benefit from good public transport linkages to Chippenham where access to the railway line is apparent.  The site would be able to support a small amount of development most likely of either residential or employment. While the site is not large, it does have a good relationship with the town centre and is likely to be able to support the vitality and viability of the town centre through new users.
2. Provide a variety of employment land to meet all needs, including those for	The site is within 1km of Digital Mansion House, which is supporting SMEs and tech businesses. The site is approximately 1.2km away from Sands Quarry, which has been identified as having potential for employment growth. Despite being within a good distance of these, the site is some 1.6km away from protected employment land at Leafield Industrial Estate and 2.3k away from Corsham Science Park/Fiveways Industrial Estate. The site benefits from good access to the A4, which provides an

<p>higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>eastern link to Chippenham and onwards to the M4, while Bath is accessible to the west. These strategic transport connections suggest the site could be attractive to higher skilled employment, but the site is small and unlikely to meet a range of employment need through an employment development.</p> <p>Additionally, Corsham's higher skilled employment market is performing well and while there may be additional demand for employment land, a development in this location is unlikely to support an expansion of the science park but could provide new types of floorspace for tech businesses moving out of Mansion House. A residential development in this location could have some benefits of supporting existing employment, however sustainable transport connectivity to employment would need to be improved, including promoting active travel. Any benefits are likely to be limited due to the size of the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>As small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>The site is situated to the north of Corsham, adjoining residential land to the east and west. The A4 limits the sites' relationship with employment land to the south, but this could be overcome through improved connectivity. An employment development in this location could be complementary to existing residential land, however this would lack a good relationship with existing employment and result in in-commuting if it were not balanced out by housing elsewhere due to Corsham's low unemployment rates. As such, benefits could be apparent, but as the site could not support a mixed-use development, these are limited.</p>

**Assessment outcome (on balance): Minor positive effect**

- Summary of SA Objective 12**
- There is very good connectivity from the site to the town centre.
  - The site is located near to residential, but some distance from employment land.
  - The site has very good access to the A4, but lacks very good sustainable transport connectivity e.g. the railway or active travel networks.
  - The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
  - New employment land alone could have negative impacts at a town where unemployment is low.
  - Overall, a minor positive effect is likely.

**Site Number and SHELAA ref(s):** Site 2 (SHELAA site 3655)  
**Site name:** Land south of Brook Drive  
**Site size:** 3.21 ha **Site capacity:** approximate range 80 - 112 dwellings  
**Site description:** This site is located to the south of Corsham, south of the railway adjacent to Brook Drive. It is situated between the B3353 and Ladbrook Lane. It is a greenfield site in agricultural use. There are residential properties to the north and west and open countryside to the south and east.

<b>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site comprises a small agricultural field bound predominantly by hedgerows and occasional veteran trees. According to Ordnance Survey (OS) base mapping, a wet ditch exists to the immediate north of the northwest site boundary alongside the well-established tree line that borders the site. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. The feasibility of achieving biodiversity net gain on site will be somewhat dependent upon whether the grassland on site comprises pasture and if so, the quality of the pasture.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species. Box Mine Site of Special Scientific Interest (SSSI) lies approximately 3.2km west of the site. The site is located approximately 775m northwest of Gastard Meadows County Wildlife site (CWS) and a public footpath appears to run through the CWS. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy. In terms of priority habitat well-developed hedgerows interspersed with broadleaved trees and broadleaved tree belts / tree lines with scrub delineate the boundaries of the site with many appearing on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. Given the likely semi-mature / mature age of broadleaved trees on site it is possible that trees could provide potential roost features for bats. There are a number of bat records in the vicinity of the site. The habitats along the boundaries of the site may provide suitable terrestrial habitat for great crested newt. The hedgerows, trees and scrub along the boundaries of the site provide nesting habitat for birds during the breeding season and foraging potential.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: <ul style="list-style-type: none"> <li>- Retention of priority habitat, including all hedgerows/tress, with wide buffer/ecological protection zones.</li> </ul> In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<b>Summary of SA Objective 1</b>	
<ul style="list-style-type: none"> <li>• The site comprises a small agricultural field bound predominantly by hedgerows and occasional veteran trees. According to Ordnance Survey (OS) base mapping, a wet ditch exists to the immediate north of the northwest site boundary alongside the well-established tree line that borders the site.</li> <li>• Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</li> </ul>	

<ul style="list-style-type: none"> <li>• A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. The feasibility of achieving biodiversity net gain on site will be somewhat dependent upon whether the grassland on site comprises pasture and if so, the quality of the pasture.</li> <li>• The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.</li> <li>• Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.</li> <li>• In terms of priority habitat well-developed hedgerows interspersed with broadleaved trees and broadleaved tree belts / tree lines with scrub delineate the boundaries of the site with many appearing on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</li> <li>• Given the likely semi-mature / mature age of broadleaved trees on site it is possible that trees could provide potential roost features for bats. There are a number of bat records in the vicinity of the site.</li> <li>• Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat, including hedgerows and trees, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI.</li> <li>• Overall, a moderate adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site could maximise the efficient use of land. There is residential development adjacent to this site to the north and west which gives an indication of likely densities that could be achieved.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This site is greenfield, agricultural land which appears not to have been developed before. Significant effects are considered unlikely.</p> <p>A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting mainly of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Any development of this site should seek to protect the higher quality agricultural land, where possible. This is a relatively small site and the loss to development would not be considered significant.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines which provide Bath stone, valued locally and beyond. This area is covered by a Mineral Safeguarding Area. This site is within the Mineral Safeguarding Area but is next to existing residential areas therefore there may be some buffering potentially for underground workings. Development of this site is not considered likely to lead to the significant sterilisation of mineral resources.



6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 2</b></p> <ul style="list-style-type: none"> <li>• It is considered that development of this site could maximise the efficient use of land.</li> <li>• This site consists of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL.</li> <li>• Significant land contamination is considered unlikely, but a more detailed assessment of the site would be required prior to any development coming forward.</li> <li>• This is a relatively small site and the loss to development of the Grade 3 agricultural land would not be considered significant.</li> <li>• Development of this site is not considered likely to lead to the significant sterilisation of mineral resources.</li> <li>• The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation</li> <li>• Overall, given the relatively small size of this site and the lack of likely significant effects against this objective, a minor adverse effect is considered most likely</li> </ul>	
<p><b>SA objective 3 - Use and manage water resources in a sustainable manner</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is covered by Source Protection Zone 2. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council’s Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required.</p> <p>Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.</p>
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<p><b>Summary of SA Objective 3</b></p> <ul style="list-style-type: none"> <li>• This site is covered by Source Protection Zone 2.</li> </ul>	

<ul style="list-style-type: none"> <li>• The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</li> <li>• With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required.</li> <li>• With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required.</li> <li>• Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.</li> <li>• On the basis of the above evidence, a moderate adverse effect is likely.</li> </ul>	
<b>SA objective 4 - Improve air quality and reduce all sources of environmental pollution</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Corsham does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. However, significant new development would feed into existing networks causing additional air quality pressure and as such steps would need to be taken to mitigate the additive impact of any development. Traffic from new development in this location would feed into the network of roads that goes through Corsham, Bradford on Avon and Chippenham further contributing to the elevation of emissions. Air Quality assessment would be required showing cumulative effect of this development on relevant receptors in the locality. If allocations at Corsham are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<b>Summary of SA Objective 4</b> <ul style="list-style-type: none"> <li>• Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.</li> <li>• Corsham does not have any AQMAs. However, significant new development would feed into existing networks, including at Corsham, Bradford on Avon and Chippenham, which could add to air quality issues. This would require mitigation.</li> <li>• On the basis of the above evidence, a minor adverse effect is likely.</li> </ul>	
<b>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient homes, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p>

infrastructure such as district heating?	To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest significant watercourse to the site is a small tributary to the River Avon approximately 500 m to the north of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a medium risk of groundwater flooding across 84% of the site. This means groundwater levels are between 0.25 – 0.5m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The site borders and is traversed by approximately 1 small watercourse. This could impact on the amount of developable land available, but also represents an opportunity to enhance green/blue infrastructure. There is a low risk of surface water flooding on 6% of the site. There is a medium risk of surface water flooding on 1% of the site.</p> <p>There is a high risk of surface water flooding on 1% of the site.</p> <p>Cumulative impacts have been scored low. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located less than 1km from the town centre, enabling active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site in, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. Some SuDS may be difficult to implement due to high groundwater levels.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 5</b></p> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1.</li> <li>• Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.</li> <li>• Cumulative impacts have been scored low.</li> <li>• There is a medium risk across most of the site associated with groundwater. This could impact upon some sustainable drainage techniques.</li> </ul>	

<ul style="list-style-type: none"> <li>• It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.</li> <li>• Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.</li> <li>• Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the loss of greenfield land which thus natural drainage, a minor adverse effect is likely.</li> </ul>	
<p><b>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a fairly small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> <li>• maximises the potential for suitable development.</li> <li>• considers identifying suitable areas and options for renewable and low carbon energy sources; and</li> <li>• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand further demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
<b>Assessment outcome (on balance): Minor positive effect</b>	
<p><b>Summary of SA Objective 6</b></p> <ul style="list-style-type: none"> <li>• It is considered that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale.</li> <li>• There will need to be a positive strategy for energy from developers for example, the use of solar panels.</li> <li>• New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.</li> <li>• As this is a smaller site, energy demand will be less than a larger site.</li> <li>• It is considered that the current energy infrastructure could struggle to withstand further development however further discussions with SSEN would be required.</li> <li>• Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a minor positive effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 7 - Protect, maintain and enhance the historic environment</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>There are no designated conservation assets affected. There is potential for mitigation via landscaping to create new landscape edge and limit impact on The Linleys.</p> <p>On site there are extant Broadstone Cottages with medieval origins. The site has within a 100m various archaeological features of medium to low value, including possible Prehistoric pit identified during groundworks in the NW buffer area, former 20<sup>th</sup> century military buildings in the north-eastern buffer area of low value and various extant housing buildings around the site within the buffer area are noted on the HER including extant 17<sup>th</sup> century farmstead (Avill's Farm) in the south-eastern buffer area. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Based on evidence that is currently available and known, the constraint by archaeological remains is low.</p> <p>The Historic Landscape Character is of 21<sup>st</sup> century amalgamated fields with former piecemeal field character remaining legible, as well as various tracks cutting across the fields indicating former open land which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
2. Maintain and enhance the character and distinctiveness of	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation

settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 7</b></p> <ul style="list-style-type: none"> <li>• The potential for significant adverse heritage/conservation effects is low.</li> <li>• The potential for significant adverse archaeological effects is low.</li> <li>• The potential for significant adverse historic landscape effects is very low.</li> <li>• The site is not located near to a conservation area.</li> <li>• Overall, a minor adverse effect is likely.</li> </ul>	
<b>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...</b>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB is located approximately 2.5km northwest of the site while Corsham Court Registered Park and Garden (Grade II*) sits 950m north. While development should be sensitive to these landscapes, significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the southeast of Corsham, south of suburban residential development on Broadmead/Brook Drive and between Prospect (B3353) and Ladbrook Lane. The site is predominantly flat, beginning to slope gently down to the north, through the adjoining settlement towards the shallow, narrow valley of a watercourse (River Avon tributary). Comprising small, irregular fields that are separated by a combination of low hedgerows, grass verges and occasional veteran trees, the site forms part of the mixed agricultural landscape. The site is bound by residential property boundaries, overgrown dry-stone walls and hedgerows in varying condition. The site has an overall rural character and contributes to the rural approach to Corsham from the south. It is characterised by scattered individual and clusters of stone farms and cottages within the site and along the B3353 and Ladbrook Drive. The suburban settlement to the north of the site is screened by mature riparian trees growing along the watercourse and boundary with Brook Drive, which integrate the built form in part. The site is within an undesignated landscape that contains relatively ordinary components. The site contains few distinctive features, with drystone walls, hedgerows and trees in poor to moderate condition and having broken links through the wider landscape. It is a relatively simple landscape that is in moderate condition and contributes local sense of place. Overall, it is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> <li>• Potential for development to alter the rural settlement pattern along the B3353 approach to Corsham.</li> <li>• Potential for development to result in prominent suburban extension to the southeast of Corsham.</li> <li>• Potential loss of hedgerows and veteran trees that define the small-scale rural landscape contribute to the assimilation of rural properties.</li> <li>• Potential for loss of local sense of place associated with limestone properties and drystone wall boundaries.</li> </ul>

	<ul style="list-style-type: none"> <li>• Potential for loss of rural character and separate identity of rural settlement to the south/southeast.</li> <li>• Potential urbanisation of Ladbrook Lane and the existing rural footpath that passes through the site.</li> </ul> <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> <li>• Avoid development that is uncharacteristic of the rural landscape scale, pattern and strong stone vernacular materials along the B3353 and to the southeast of Corsham.</li> <li>• Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to an integrated settlement edge within rural landscape.</li> <li>• Retain, repair and supplement drystone limestone wall boundaries as part of the site development.</li> <li>• Retain separation and character of rural settlements including Gastard and Chapel Knapp.</li> <li>• Limit density and ensure appropriate form and scale of development along Ladbrook Lane to ensure positive frontages in keeping with the existing settlement character.</li> </ul>
3. Protect and enhance rights of way, public open space and common land?	A public footpath links east-west across the site between Ladbrook Lane and the B3353. There is a network of footpaths criss-crossing the landscape to the southwest and south of the site at The Linleys and Monks Ridge, linking scattered rural settlements. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape. There is no public open space or common land within this site.
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<b>Summary of SA Objective 8</b>	
<ul style="list-style-type: none"> <li>• The Cotswolds AONB is located approximately 2.5km northwest of the site while Corsham Court Registered Park and Garden (Grade II*) sits 950m north.</li> <li>• The site, lying to the southeast of Corsham, is predominantly flat and comprises small, irregular fields that are separated by a combination of low hedgerows, grass verges and occasional veteran trees.</li> <li>• The site is characterised by scattered individual and clusters of stone farms and cottages within the site and along the B3353 and Ladbrook Drive.</li> <li>• A public footpath links east-west across the site between Ladbrook Lane and the B3353.</li> <li>• The site is within an undesignated landscape containing few distinctive features, with drystone walls, hedgerows and trees in poor to moderate condition and having broken links through the wider landscape. It is a relatively simple landscape that is in moderate condition and contributes local sense of place.</li> <li>• It is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium high capacity to accommodate development.</li> <li>• Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.</li> </ul>	
<b>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date has been in line with planned levels over the WCS plan period. The site is subject to variable topography which may limit the developable area and number of homes to be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Corsham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
<b>Assessment outcome (on balance): Minor positive effect</b>	
<b>Summary of SA Objective 9</b>	

<ul style="list-style-type: none"> <li>• Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development.</li> <li>• The site would be likely to support a range of house types, tenures and sizes to meet different needs.</li> <li>• Overall, a minor positive effect is considered likely against this objective.</li> </ul>	
<b>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in an area subject to reasonably less deprivation. Development would not lead to new homes and jobs towards more deprived area so would be unlikely to result in social benefits through new jobs and homes.</p> <p>The site has the potential to deliver up to 112 homes of different types and tenures. This site could deliver some affordable housing.</p> <p>Overall, there could be social and economic benefits for Corsham area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Corsham town centre is situated approximately 1.1km away from the site to the north. This is a reasonably sized site with some existing access to sustainable transport options, development could support some improvements to this network. Existing boundary woodland could be retained to provide onsite amenity greenspace. The site is less than 1km away from Corsham Town Football Club/Corsham Rugby Football Club to the north-east.</p> <p>Housing development at this site could generate the need for 24-33 early years places, 57-79 primary school places and 40-56 additional secondary places. Financial contributions would be required to create additional early years and secondary places in existing provision, including towards the expansion Corsham Secondary School. Some of the primary education needs arising from the site could be met by a surplus of place in existing facilities. If required, financial contributions should be sought to create additional places.</p> <p>Corsham is served by two surgeries, however one of these is located at Box. The Porch Surgery is approximately 1.5km to the north-west of this site. There are worsening GP capacity issues across the provision in this area. Financial contributions would be required to overcome the additional pressure that is site would place on local health care. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>While the site is not particularly small, it would be unlikely to support a mixed-use development incorporating onsite public open space or community facilities. However, existing trees present an opportunity for some formal/informal recreation greenspace.</p> <p>Public Right of Way: CORM46 follows the southern boundary of the site and could be enhanced as part of a development.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>The site would extend Corsham to the south east towards The Linleys. There could be some benefit of increasing access to Corsham's services and facilities through sustainable transport improvements in this area. The size of this site would restrict the contribution to reducing rural isolation, but improvements could be apparent. Nonetheless, the site would be serving Corsham predominately and its contribution to reducing social isolation among rural communities is therefore limited.</p>
<b>Assessment outcome (on balance): Minor positive effect</b>	
<b>Summary of SA Objective 10</b>	



- Development at this site would not be directing new homes or jobs towards an area with the most deprivation, however deprivation in the Corsham area is fairly low and there could be some benefits of directing development in this location where there is more deprivation relative to the rest of the town.
- Site is likely to provide some affordable homes as part of a housing development.
- Good access to the town centre.
- A smaller site, but some amenity greenspace could be incorporated through the retention of existing trees.
- Primary and secondary education needs could be met within existing provision. Financial contributions would be required to create new early years places to meet needs.
- Good accessibility to existing health provision, however there are GP capacity issues in this area. Financial contributions would be required to overcome additional pressure.
- The site is small and would be unlikely to support a mixed-use development, major sustainable transport improvements or a reduction in rural social isolation.
- Overall, a minor positive effect is likely.

**SA objective 11 - Reduce the need to travel and promote more sustainable transport choices**

**Decision-Aiding Questions. Will the development site...**

1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size and location of this site, a mixed-use development is considered unlikely.</p> <p>The site can achieve access from either Brook Drive or Ladbrook Lane, however the latter is a narrow rural road with no active travel infrastructure. In this regard, and due to the scale of the site, access should be drawn from Brook Drive, but provide an emergency vehicle access, in combination with active travel infrastructure improvements and a cycle/footway access on Ladbrook Lane. The area plan for the site is not unequivocal that the site directly abuts Brook Drive, however the presence of light columns and verge maintenance may suggest limited possibility for the presence of a ransom strip.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><b>Local Constraints</b> Local constraints are the lack of rail accessibility, the lack of active travel infrastructure connecting the site to trip attractors and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b> Mitigation would be required to improve the local ped/cycle network and to widen the Ladbrook Lane carriageway. This may be challenging due to the road being residential, as there may not be enough space to widen without encroaching on private property.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><b>Pedestrian/Cycle:</b> There is an existing public right of way (CORM46) running along the southern edge of the site, connecting the B3353 and Ladbrook Lane. However, neither the B3353 nor Ladbrook Lane have good quality active travel infrastructure to make using active travel from the site a realistic option. As the existing public right of way does not connect the site to key trip attractors then it is likely that residents of dwellings at the proposed site would be reliant on a car for most journeys.</p> <p><b>Bus:</b> There are bus stops along the B3353 within 400m of the proposed development site. These bus stops are served by the 10, 555 and 69 services which link the site to local trip attractors such as Corsham School, as well as larger settlements such as Trowbridge and Chippenham. This site is considered to have strategic bus access.</p> <p><b>Rail:</b> There are no rail services in Corsham, however the 69 provides links to Trowbridge and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. Additionally, there are plans for a new railway station in Corsham to be built and operational by 2028 which could reduce car reliance at the site.</p> <p><b>Service Vehicles:</b> Ladbrook Lane currently does not have sufficient width (&lt;7.3m) to accommodate service vehicles and would require widening for the creation of an access.</p> <p><b>Car:</b> The site is located on Brook Drive, providing easy access by car. The number of trips generated by the site per hour is unlikely to cause capacity constraints as Brook Drive is a quiet, residential road, although the number of car trips likely to be generated by the proposed development is likely to alter the nature of Brook Drive.</p>

**Assessment outcome (on balance): Minor adverse effect**

**Summary of SA Objective 11**

- Given the size and location of this site, a mixed-use development is considered unlikely.
- The site can achieve access from either Brook Drive or Ladbrook Lane, however the latter is a narrow rural road with no active travel infrastructure. In this regard, and due to the scale of the site, access should be drawn from Brook Drive

**Local Constraints**

Local constraints are the lack of rail accessibility, the lack of active travel infrastructure connecting the site to trip attractors and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.

**Site Specific Mitigation**

Mitigation would be required to improve the local ped/cycle network and to widen the Ladbrook Lane carriageway. This may be challenging due to the road being residential, as there may not be enough space to widen without encroaching on private property.

**Necessary Strategic Mitigation**

Contribute to Corsham's Strategic Plan transport and highway objectives.

- Overall, given the issues noted above, a minor adverse effect is considered likely against this objective.

**SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

**Decision-Aiding Questions. Will the development site...**

1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Corsham town centre is situated approximately 1.1km away from the site to the north. This is a reasonably sized site with some existing access to sustainable transport options, development could support some improvements to this network. Corsham does not currently benefit from a train station. It does, however, benefit from good public transport linkages to Chippenham where access to the railway line is apparent.  The site would be able to support a smaller amount of development most likely of either residential or employment. While the site is not large, it does have a reasonably good relationship with the town centre and is likely to be able to support the vitality and viability of the town centre through new users.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site is approximately 1.2km away from Digital Mansion House to the north and protected employment land at Leafield Industrial Estate. The site is approximately 3km from Corsham Science Park/Fiveways Industrial Estate. The site benefits from good access to the B3353, which provides a route northerly to the A4 and Chippenham and southerly toward Melksham. The site is reasonably sized, suggesting it could meet a range of employment needs. However, the location of the site away from the A4 and away from existing employment land may make it unattractive for higher skilled employment at a town where higher skilled employment is performing well currently.  Despite good access to the strategic road network, the site is less well connected by sustainable transport modes, the improvement of active travel from the site to employment land could help new residential land at this site support existing employment. Or could help to promote the site to higher skilled employment.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	As a smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.  There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the south-east of Corsham, adjoining residential land to the north and west. An employment development in this location could support existing residential land by reducing travel to work distances. However, there is some risk that new employment land at this town where unemployment is low could lead to in-commuting
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**Assessment outcome (on balance): Minor positive effect**

<p><b>Summary of SA Objective 12</b></p> <ul style="list-style-type: none"> <li>• There is reasonably good connectivity from the site to the town centre.</li> <li>• The site is located near to residential land but is less well related to employment land.</li> <li>• The site has very good access to the B3353, linking the site to the A4 and Melksham, but lacks very good sustainable transport connectivity e.g. the railway or active travel networks.</li> <li>• The site could support existing employment land through a residential development and enhanced workforce. Unlikely to support a new mixed-use development.</li> <li>• New employment land alone could have negative impacts at a town where unemployment is low.</li> <li>• Overall, a minor positive effect is likely.</li> </ul>
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**Site Number and SHELAA ref(s):** Site 3 (SHELAA sites 3654, 3727)  
**Site name:** Land east of Lypiatt Road, west of B3353 and land south of Dicketts Road  
**Site size:** 20.92 ha **Site capacity:** approximate range 522 - 732 dwellings  
**Site description:** This relatively large site is located to the south of Corsham, south of the railway line. It encompasses agricultural fields between the B3353 and Lypiatt Road. Residential development at Dicketts Road and Brook Drive/Broadmead lay to the north and east of the site respectively and there is open countryside to the south and west.

**SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses**  
**Decision-Aiding Questions. Will the development site...**

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site consists of several agricultural fields, the fields are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines with more extensive tree cover in places. The current agricultural land use is not entirely apparent. Aerial imagery suggests that there are margins / portions of a couple of the fields that may be less improved which can increase floral diversity. A watercourse which likely comprises a drainage channel or small stream / brook, flows northeast through the centre of the site alongside a field boundary hedgerow, and drains into the pond adjacent to the northern site boundary.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Given the network of hedgerows and tree lines on site which will have a moderate to high value in habitat units it may be difficult to achieve biodiversity net gain on site. The feasibility of achieving biodiversity net gain appears dependent upon whether the grassland on site comprises pasture and if so, the quality of the pasture.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.</p> <p>Box Mine Site of Special Scientific Interest (SSSI) lies approximately 2.6km northwest of the site. The site is located approximately 1.2km west of Gastard Meadows County Wildlife Site (CWS) and a public footpath appears to run through the CWS. The development of the site would have the potential to increase public access to</p>

	<p>designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.</p> <p>In terms of priority habitat, the fields are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines all of which are shown as being in existence on historical mapping. A pond exists towards the northern extent of the site. A small broadleaved copse exists in the north of the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The network of hedgerows and tree lines delineating field boundaries on the site and the watercourse / drainage channel flowing through the centre of the site have good functional habitat connectivity with off-site habitats and are of likely importance as commuting and foraging routes for bats, potentially including for Annex II bats that are qualifying species of the BBOA Bats SAC. Given the likely semi-mature / mature age of broadleaved trees on site it is possible that trees could provide potential roost features (PRFs) for bats. There are a number of bat records in the vicinity of the site. If grazed pasture exists on site, development of the site will likely result in loss of this habitat which is of significance given that it may provide foraging habitat for horseshoe bats. This may impact the feasibility of developing this site. A pond exists within the site boundary and there is suitable terrestrial habitat for great crested newts on site and these habitats have good connectivity with off-site terrestrial and aquatic habitat as several field ponds exist to the south of the site.</p> <p>The hedgerows, trees, and scrub along the boundaries of the site provide nesting habitat for birds during the breeding season and foraging opportunities. The site may also afford potential for ground nesting bird species.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> <li>- Retention of priority habitat with wide buffer/ecological protection zones.</li> <li>- Incorporation of public right of way into scheme design to create biodiverse, accessible, and connected greenspaces through the development.</li> </ul> <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 1</b></p> <ul style="list-style-type: none"> <li>• The site consists of several agricultural fields, the fields are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines with more extensive tree cover in places. A watercourse which likely comprises a drainage channel or small stream / brook, flows northeast through the centre of the site alongside a field boundary hedgerow, and drains into the pond adjacent to the northern site boundary.</li> <li>• Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</li> <li>• A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It may be difficult to achieve biodiversity net gain on site. The feasibility of achieving biodiversity net gain appears dependent upon whether the grassland on site comprises pasture and if so, the quality of the pasture.</li> <li>• The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC). Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.</li> </ul>	

<ul style="list-style-type: none"> <li>Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.</li> <li>In terms of priority habitat, the fields are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines all of which are shown as being in existence on historical mapping. A pond exists towards the northern extent of the site. A small broadleaved copse exists in the north of the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</li> <li>The network of hedgerows and tree lines delineating field boundaries on the site and the watercourse / drainage channel flowing through the centre of the site have good functional habitat connectivity with off-site habitats and are of likely importance as commuting and foraging routes for bats, potentially including for Annex II bats that are qualifying species of the BBOA Bats SAC. Given the likely semi-mature / mature age of broadleaved trees on site it is possible that trees could provide potential roost features (PRFs) for bats. If grazed pasture exists on site, development of the site will likely result in loss of this habitat which is of significance given that it may provide foraging habitat for horseshoe bats. This may impact the feasibility of developing this site.</li> <li>The estimated capacity will be much reduced by the requirements for mitigation.</li> <li>Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones and the incorporation of public right of way into scheme design to create biodiverse, accessible, and connected greenspaces through the development. The development of the site should conserve and enhance GBI.</li> <li>Overall, a moderate adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site could maximise the efficient use of land. Corsham contains a wide range of infrastructure, services and facilities and there are bus routes nearby along Dicketts Rd and the B3353. Bus services could also serve a new development on this site.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site mostly consists of greenfield, agricultural land and therefore there are no or few opportunities to maximise the reuse of PDL.</p>
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This site is mostly greenfield, agricultural land which appears not to have been developed before. Land contamination is unlikely to be a significant issue here. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grade 2 and Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. This is a large site and development would likely result in a significant loss of BMV agricultural land.</p> <p>Any development of this site should seek to protect the higher quality agricultural land, where possible.</p>
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	<p>The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines which provide Bath stone, valued locally and beyond. This area is covered by a Mineral Safeguarding Area. However, development of this site is not considered likely to lead to the significant sterilisation of mineral resources. This site is within the Mineral Safeguarding Area but is next to existing residential areas therefore there may be some buffering potentially for underground workings.</p>

6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<p><b>Summary of SA Objective 2</b></p> <ul style="list-style-type: none"> <li>• It is considered that development of this site could maximise the efficient use of land</li> <li>• This large site consists of greenfield, agricultural land and therefore there are no or few opportunities to maximise the reuse of PDL</li> <li>• Land contamination is unlikely to be a significant issue, but a more detailed assessment of the site would be required prior to any development coming forward</li> <li>• Evidence shows this site as consisting of Grade 2 and Grade 3 agricultural land so development would be likely to lead to the loss of a significant amount of BMV agricultural land</li> <li>• Development of this site is not considered likely to lead to the significant sterilisation of mineral resources</li> <li>• The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</li> <li>• Overall, given the relatively large size of this site and likely significant loss of higher-grade agricultural land, a moderate (significant) adverse effect is considered likely</li> </ul>	
<p><b>SA objective 3 - Use and manage water resources in a sustainable manner</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is covered by Source Protection Zone 2. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council’s Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems (SuDs) to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which SuDs can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site - an existing public water main crosses the site which will require suitable easements. Wessex Water are proposing a new sewer scheme to replace a strategic sewer currently running close to the railway track. A new pumping station is required in the area of Site 3, and a location must be reserved to accommodate this. If required, the pumping station may be sized to accommodate more than moderate development at this location.</p> <p>Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.</p>

**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 3**

- This site is covered by Source Protection Zone 2.
- The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.
- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required.
- With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required.
- Significant water infrastructure crosses the site - an existing public water main crosses the site which will require suitable easements.
- Any development of the site would need to reserve land for a pumping station.
- Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.
- On the basis of the above evidence, a moderate adverse effect is likely.

**SA objective 4 - Improve air quality and reduce all sources of environmental pollution**  
**Decision-Aiding Questions. Will the development site...**

1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Corsham does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. However, significant new development would feed into existing networks causing additional air quality pressure and as such steps would need to be taken to mitigate the additive impact of any development. Traffic from new development in this location would feed into the network of roads that goes through Corsham, Bradford on Avon and Chippenham further contributing to the elevation of emissions. Air Quality assessment would be required showing cumulative effect of this development on relevant receptors in the locality. If allocations at Corsham are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.

**Assessment outcome (on balance): Minor adverse effect**

**Summary of SA Objective 4**

- Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.
- Corsham does not have any AQMAs. However, significant new development would feed into existing networks, including at Corsham, Bradford on Avon and Chippenham, which could add to air quality issues. This would require mitigation.
- On the basis of the above evidence, a minor adverse effect is likely.

<b>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a larger site in Corsham, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; this could be within buildings and potentially in areas of open space too. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest significant watercourse to the site is a small tributary to the River Avon approximately 600 m to the north of the site. The site borders and is traversed by approximately one small watercourse. This will impact on the amount of developable land available, but also represents an opportunity to enhance biodiversity and Green Infrastructure.</p>
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a medium risk of groundwater flooding across a small area to the north of the site. This means groundwater levels are between 0.25 – 0.5 m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is some pluvial flood risk associated with drain that runs across the site. The developable area may be reduced by surface water flood risk. The surface water drainage strategy will have to address low flood risk to the site. Cumulative impacts have been scored medium. More stringent policy with regards to the control of surface water discharges from new development is required. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located less than 1km from the town centre, enabling active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a larger site in Corsham, there could be more provision for large areas of open space, however there will be more greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. High groundwater levels may affect the ability to implement some SuDS.</p>
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	



<p><b>Summary of SA Objective 5</b></p> <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1.</li> <li>• Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.</li> <li>• Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required.</li> <li>• There is a medium risk across some of the site associated with groundwater. This could impact upon some sustainable drainage techniques.</li> <li>• It would be possible for this development to include renewable energy generation. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.</li> <li>• Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it is thought that it could be big enough to support some on-site generation, particularly as it has the potential to produce more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.</li> <li>• Overall, this is one of the larger sites in Corsham and therefore could produce more emissions than a smaller site. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the groundwater flood risk and the loss of greenfield land which thus natural drainage, a moderate adverse effect is likely.</li> </ul>	
<p><b>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Support the development of renewable and low carbon sources of energy?</p>	<p>As this is a larger site in Corsham, there may be some open space available for opportunities to support energy generation from renewable and low carbon sources. There may also be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> <li>• maximises the potential for suitable development.</li> <li>• considers identifying suitable areas and options for renewable and low carbon energy sources; and</li> <li>• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>
<p>2. Be capable of connecting to the local Grid without the need for further investment?</p>	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a larger site in Corsham, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand further demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. <u>It is not known how the site will be brought forward - if the site was able to support renewable energy, then the site would be less likely to depend on the grid.</u></p>
<p>3. Create economic and employment opportunities in sustainable green technologies?</p>	<p>It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With renewable energy generation on site there are greater possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
<b>Assessment outcome (on balance): Neutral effect</b>	
<p><b>Summary of SA Objective 6</b></p> <ul style="list-style-type: none"> <li>• It is considered that a site of this size could support renewable energy generation or create economic and employment opportunities in sustainable green technologies as there may be space available.</li> <li>• There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities.</li> <li>• New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.</li> <li>• It is considered that the current energy infrastructure could cope with the increased demand of this site however, reinforcement works may be required to increase network capacity. Further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site.</li> <li>• If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less.</li> <li>• Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective.</li> </ul>	
<p><b>SA objective 7 - Protect, maintain and enhance the historic environment</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>The site would have an impact on settings of Grade II Listed Great Lypiatt Farm and Little Lypiatt Farm to the south and west of the site, and an impact on stone vernacular hamlets to south. Farmsteads have a fundamental relationship with their surrounding agricultural hinterland which contributes to their understanding and special interest. Development of southern parts of site would contribute to coalescence of Corsham with scattered hamlets and villages to south with strong stone vernacular e.g. The Linleys. Buffers may be required to west and southeast edges of site to mitigate impact on setting of farmsteads and avoid coalescence with hamlets to south.</p> <p>The site is within the 100m buffer of low value features, including medieval/post medieval ridge and furrow earthworks and field boundaries in the southwestern buffer area and extant terraced house in the north eastern buffer area. Ridge and furrow earthworks and associated field boundaries across the site/in the buffer area indicate potential for Medieval or later activity on the site. The site is also within the 100m buffer of various archaeological features of moderate value including possible prehistoric pit recorded during groundworks in eastern area of buffer zone and Medieval settlement of Bradstone Cottages encroaches southern border of buffer and post-medieval field boundaries in W and S area of buffer zone of very low value.</p> <p>Further investigation is likely needed to identify the presence and significance of yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. The site has not been subject to archaeological investigation; therefore, further investigation is likely needed during a planning application process to identify the presence and significance of yet unknown archaeological remains</p>

	<p>across the site. Following this, depending on the significance of any remains found, mitigation could include avoidance of high value archaeological remains or preservation by record. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site is within an area of 21<sup>st</sup> century amalgamated field character, with former piecemeal field character remaining legible and not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows, and mature trees, within future development. The potential for significant adverse historic landscape effects is very low.</p>
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
<p><b>Assessment outcome (on balance): Minor adverse effect</b></p>	
<p><b>Summary of SA Objective 7</b></p> <ul style="list-style-type: none"> <li>• The potential for significant adverse heritage/conservation effects is low.</li> <li>• The potential for significant adverse archaeological effects is moderate.</li> <li>• The potential for significant adverse historic landscape effects is very low.</li> <li>• The site is not located near to a conservation area.</li> <li>• Overall, a minor adverse effect is likely.</li> </ul>	
<p><b>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB sits approximately 2.5km north and west of the site whilst Kingsmoor Wood Ancient Woodland lies approximately 2.5km southwest and Corsham Court Registered Park and Garden (Grade II*) 850m north. While development should be sensitive to these landscapes, significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is low-lying and forms the lower slopes of the gently rising landform south of Corsham towards The Ridge. Landform continues to slope down, northeast towards the tributary watercourse that flows east to the River Avon at Chippenham. A small watercourse flows through the centre of the site, defined by a line of trees and shrubs that form the field boundaries. The site comprises small, arable fields and substantial private grounds. The fields are bounded by strong hedgerows with veteran trees. There are some more substantial groups of trees, such as in the south of the site, following the course of the stream and around the boundary in the north of the site. The site forms part of the network of medium sized mixed arable and pastoral fields defined by strong hedgerow boundaries, which extends south between the settlement edge and The

	<p>Ridge. The well-defined field network contributes to the well-integrated settlement edge and strong sense of rural separation between Corsham and traditional rural settlements of clustered stone properties to the south, such as dispersed properties along The Ridge and Monk's Lane.</p> <p>The site has a strong rural character. Settlement across the countryside to the south of the site comprises predominantly of scattered limestone farmhouses, country houses, clusters of cottages and small hamlets.</p> <p>It is a rural landscape that is characterised by a robust network of hedgerows with veteran trees that links through the local landscape. The site is in generally moderate condition with substantial vegetation features that contribute to a local sense of place and enclosure of the site. It is part of a strongly rural landscape of moderate scenic quality with few intrusive elements and limited influence from the existing settlement boundary. It contributes to the rural separation from the suburban edge of Corsham to scattered traditional farmsteads and rural settlements.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development. The site has generally medium to limited capacity to accommodate development. Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> <li>• Potential for development to form a conspicuous new suburban settlement edge that encroaches on the rural landscape south of Corsham and separate identities of rural properties and settlements to the south, including along Monks Lane.</li> <li>• Potential loss of hedgerows and mature trees that contribute to the treed character of the settlement edge and local landscape.</li> <li>• Potential removal/alteration to the treed character of the watercourse through the site.</li> </ul> <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> <li>• Limit the scale, form, and density of development, in keeping with the rural landscape character.</li> <li>• Create appropriate landscape buffers to development edges that contribute to a well-integrated settlement edge and maintain sense of separation from outlying rural settlements.</li> <li>• Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to a soft, well-integrated settlement and provide green links through the landscape.</li> <li>• Retain and enhance the watercourse and associated vegetation as part of a local green corridor through the site.</li> </ul>
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There are several public rights of way through the east and south of the site, connecting to an extensive network of paths between the south of Corsham, The Ridge and further south to Whitley. Sustrans National Cycle Route 254 follows Lypiatt Road around the west site boundary, linking through to the east of Corsham. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 8</b></p> <ul style="list-style-type: none"> <li>• The Cotswolds AONB sits approximately 2.5km north and west of the site whilst Kingsmoor Wood Ancient Woodland lies approximately 2.5km southwest and Corsham Court Registered Park and Garden (Grade II*) 850m north.</li> <li>• The site is low-lying and forms the lower slopes of the gently rising landform south of Corsham towards The Ridge. The site comprises small, arable fields and substantial private grounds. The fields are bounded by strong hedgerows with veteran trees. There are some more substantial groups of trees, such as in the south of the site, following the course of the stream and around the boundary in the north of the site. The site forms part of the network of medium sized mixed arable and pastoral fields defined by strong hedgerow boundaries, which extends south between the settlement edge and The Ridge. The well-defined field network contributes to the well-integrated settlement edge and strong sense of rural separation between Corsham and traditional rural settlements of clustered stone properties to the south, such as dispersed properties along The Ridge and Monk's Lane.</li> <li>• The site has a strong rural character. Settlement across the countryside to the south of the site comprises predominantly of scattered limestone farmhouses, country houses, clusters of cottages and small hamlets.</li> <li>• Overall, the site is of generally medium to high landscape sensitivity to development. The site has generally medium to limited capacity to accommodate development.</li> <li>• Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.</li> </ul>	
<p><b>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	

1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date has been in line with planned levels over the WCS plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Corsham.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
<b>Assessment outcome (on balance): Major (significant) positive effect</b>	
<p><b>Summary of SA Objective 9</b></p> <ul style="list-style-type: none"> <li>• Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing as part of a housing development.</li> <li>• The site would be likely to support a wide range of house types, tenures and sizes to meet different needs.</li> <li>• Overall, a major positive effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within two Lower Layer Super Output Areas. Neither of these areas are subject to higher levels of deprivation, with one subject to less deprivation and the other is subject to slightly more. Development in this location would not lead to new homes and jobs located in an area with the most deprivation so would be unlikely to result in significant social benefits through new jobs and homes. However, Corsham is generally subject to lower levels of deprivation and so relatively to other sites around the town, there could be more benefits of directing development towards this location.</p> <p>The site has the potential to deliver up to 664 homes of all types and tenures. The site could deliver a good level of affordable housing.</p> <p>Overall, there could be social and economic benefits for the Corsham area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Corsham town centre is situated less than 1-1.7km to the north of the site. This is a larger site, which would require new sustainable transport connections to serve the entirety of the site. The size of the site suggests that there will be opportunities to enhance connectivity within the site and its immediate proximity, potentially benefiting this area of Corsham more widely. Areas existing woodland and other vegetation could be incorporated into onsite amenity greenspace. The centre of the site is within 1.5km of Neston Recreation Ground and Corsham Town Football Club/Corsham Rugby Football Club, to the west and north-east, respectively.</p> <p>Housing development at this site could generate the need for 68-95 early years places, 162-227 primary school places and 115-161 additional secondary places. Land and financial contributions would be required to create an additional 80-100 place day care nursery. Financial contributions would also be required to expand primary provision and expand secondary provision.</p> <p>Corsham is served by two surgeries, however one of these is located at Box. The Porch Surgery is approximately 1.3km to the north of this site. There are worsening GP capacity issues across the provision in this area. Financial contributions would be required to overcome the additional pressure that is site would place on local health care. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>

3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The site is a large parcel that has some potential to support a mixed-use development on site or support the enhancement of existing facilities in Corsham. Existing trees present an opportunity for some formal/informal recreation greenspace/public open space. The south of the site presents a significant opportunity for the delivery of these kinds of uses.</p> <p>public rights of way CORM42 and CORM43 are present on site and could be enhanced as a part of this scheme.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>The site would extend Corsham to the south east towards The Linleys. It is likely that there would be some benefit of increasing access to Corsham's services and facilities through sustainable transport improvements in this area. The Green Buffer to the south of the site could restrict the contribution to reducing rural isolation, but improvements could be apparent. Nonetheless, the site would be serving Corsham predominately and its contribution to reducing social isolation among rural communities is therefore limited.</p>
<b>Assessment outcome (on balance): Moderate (significant) positive effect</b>	
<p><b>Summary of SA Objective 10</b></p> <ul style="list-style-type: none"> <li>• Development at this site would not be directing new homes or jobs towards an area with the most deprivation, however deprivation in the Corsham area is fairly low and there could be more benefits of directing development in this location.</li> <li>• Site is likely to provide a good number of affordable homes as part of a housing development.</li> <li>• Good access to the town centre.</li> <li>• A larger site which could deliver some amenity greenspace, recreational greenspace or public open space, including through the retention of existing trees.</li> <li>• Financial contributions would be required to create new early years places to meet needs and in expanding existing primary and secondary provision.</li> <li>• Good accessibility to existing health provision, however there are GP capacity issues in this area. Financial contributions would be required to overcome additional pressure.</li> <li>• There is some potential for a mixed-use development on a site of this size. Additionally, sustainable transport improvements would be likely, including connectivity improvements across the site, although this is unlikely to lead to a reduction in rural social isolation.</li> <li>• Overall, a moderate significant positive effect is likely.</li> </ul>	
<p><b>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, some form of mixed-use development is considered to be achievable.</p> <p>The site may draw access from either Lypiatt Road or the B3353; an access onto both is required due to the scale of development, however the latter from the B3353 should form the principal access due to the more strategic nature of the route. Both Lypiatt Road and the B3353 have associated walking infrastructure, however both routes will require improvements to ensure safe connections from the site and for lighting.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><b>Local Constraints</b>  Local constraints are the lack of rail accessibility and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b>  Mitigation would be required to upgrade the local ped/cycle network and widen the existing carriageway of Lypiatt Road to create an access for service vehicles.</p>

	<p><b><u>Necessary Strategic Mitigation</u></b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><b>Pedestrian/Cycle:</b> The B3353 is served by existing public rights of way (e.g., CORM 43) leading south towards Melksham. However, there is a lack of active travel infrastructure along the B3353 itself. Due to the busy nature of the road, it is likely that residents of dwellings at the proposed site would be reliant on a car for most journeys. However, the footways have a width &gt;2m which makes upgraded ped/cycle routes more feasible.</p> <p><b>Bus:</b> There are bus stops along the B3353 and Dicketts Road within 400m of the proposed development site. These bus stops are served by the 10, 555 and 69 services which link the site to local trip attractors such as Corsham School, as well as larger settlements such as Trowbridge and Chippenham. This site is considered to have strategic bus access.</p> <p><b>Rail:</b> There are no rail services in Corsham, however the 69 provides links to Trowbridge and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. Additionally, there are plans for a new railway station in Corsham to be built and operational by 2028 which could reduce car reliance at the site.</p> <p><b>Service Vehicles:</b> An access wide enough to accommodate service vehicles would be required to be built on Lypiatt Road.</p> <p><b>Car:</b> The site is located on a B road, providing access by car. The number of trips generated by the site per hour should not cause traffic constraints on the B3353, which typically has low congestion during peak times.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 11</b></p> <ul style="list-style-type: none"> <li>Given the size of this site, some form of mixed-use development is considered to be achievable.</li> <li>The site may draw access from either Lypiatt Road or the B3353; an access onto both is required due to the scale of development, however the latter from the B3353 should form the principal access due to the more strategic nature of the route. Both Lypiatt Road and the B3353 have associated walking infrastructure, however both routes will require improvements to ensure safe connections from the site and for lighting.</li> </ul> <p><b><u>Local Constraints</u></b> Local constraints are the lack of rail accessibility and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b><u>Site Specific Mitigation</u></b> Mitigation would be required to upgrade the local ped/cycle network and widen the existing carriageway of Lypiatt Road to create an access for service vehicles.</p> <p><b><u>Necessary Strategic Mitigation</u></b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p> <ul style="list-style-type: none"> <li>Overall, given the issues noted above, a moderate adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>Corsham town centre is situated less than 1-1.7km to the north of the site. This is a larger site, which would require new sustainable transport connections to serve the entirety of the site. The size of the site suggests that there will be opportunities to enhance connectivity within the site and its immediate proximity, potentially benefiting this area of Corsham more widely. Corsham does not currently benefit from a train station. It does however, benefit from good public transport linkages to Chippenham where access to the railway line is apparent.</p> <p>The site would be able to support a large, mixed-use development that is reasonably well related to the town centre. This suggests the site would be able to provide very good support to the vitality and viability of the town centre through new users. There is a risk of leakage of users to nearby facilities at Melksham or Chippenham.</p>
2. Provide a variety of employment land to meet all needs,	<p>The site is approximately 0.9-1.5km away from Digital Mansion House to the north and 0.7-1.3km of protected employment land at Leafield Industrial Estate to the west. The site is approximately 2.5-3km from Corsham Science Park/Fiveways Industrial Estate. The site benefits from good access to the B3353, which provides a route northerly to the A4 and Chippenham and southerly toward Melksham. The site also adjoins Lypiatt Road to the west. The site is very large, suggesting it could</p>

including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>meet a wide range of employment needs. However, the location of the site away from the A4 and away from existing employment land may make it unattractive for higher skilled employment at a town where higher skilled employment is performing well currently.</p> <p>Despite good access to the strategic road network, the site is less well connected by sustainable transport modes, the improvement of active travel from the site to employment land could help new residential land at this site support existing employment. Or could help to promote the site to higher skilled employment. a development of this site could also support new strategic transport connections such as a train station along the existing line that runs through the town.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide high levels of new housing, including affordable housing, employment and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>This is a large site and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is situated to the south of Corsham, adjoining residential land to the north. It is likely that the site would be able to support a mixed-use development due to its size. This would be able to bring benefits of locating new jobs and residents near to one another. This could have very good positive effects in a town which is performing well in terms of economic demands and unemployment is low.</p>

**Assessment outcome (on balance): Moderate (significant) positive effect**

**Summary of SA Objective 12**

- Reasonably good accessibility to the town centre from the north of the site, but connectivity across the site would need to be improved.
- Sustainable transport enhancements are required across the site and to the surrounding area to support access to onsite and offsite employment uses, as well as the town centre.
- The site is situated to the south of a predominately residential area, but is located a reasonable distance from employment land at Leafield Industrial Estate.
- This is a large site with very good potential to meet different economic needs through a mixed-use development, although development would need to avoid creating competition with existing employment land.
- New residents at this site could support employment land at Corsham through an enhanced workforce.
- Where possible, access to work via sustainable transport modes should be encouraged.
- Overall, a moderate significant positive effect is likely.

**Site Number and SHELAA ref(s):** Site 4 (SHELAA site 3653)

**Site name:** Land east of Leafield Trading Estate

**Site size:** 21.71 ha **Site capacity:** approximate range 542 - 760 dwellings



<p><b>Site description:</b> This relatively large site is located to the south of Corsham, south of the railway line and adjacent to Leafield Industrial Estate. It encompasses a number of agricultural fields between Lypiatt Road and the industrial estate. Residential development at Tellcroft Close and Portland Rise lay to the north of the site and Great Lypiatt Farm, New Grove Farm and Elley Green lay to the south.</p>	
<p><b>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site is mainly comprised of agricultural land, the majority of which appears to currently be in arable production. A linear belt of broadleaved woodland extends north to south alongside a watercourse that flows north through the site and connecting ponds. The fields that make up the site are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines. A rectangular field in the northwest of the site appears to comprise an area of permanent / rough grassland that is no longer in agricultural production with similar habitat spreading down the western site boundary.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. Adhering to avoidance measures required for this site could considerably reduce the developable area and the capacity of the site.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. A considerable proportion of the site is occupied by habitat of biodiversity value which will be of moderate to high value in terms of habitat units and as such it may be difficult to achieve biodiversity net gain. Retaining an area of the site as undeveloped green field land to serve as mitigation / offsetting land and to try and deliver biodiversity net gain would reduce the site capacity and developable area.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC) and the southwest portion of the site also falls within the lesser horseshoe bat 2km core area / consultation zone around the hibernation roost at the SAC / SSSI. Most of the site also falls within the 2km core area for lesser horseshoe bats around a core maternity roost for the species at a site known as Royal Arthur Park, Westwells. Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.</p> <p>Box Mine Site of Special Scientific Interest (SSSI) lies approximately 2.2km west of the site. The site is located approximately 80m south of the Corsham Railway Cutting SSSI, which also comprises deciduous woodland priority habitat. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.</p> <p>In terms of priority habitat, a linear belt of broadleaved woodland priority habitat / HPI extends north to south alongside a watercourse that flows north through the site and connecting ponds. The fields that make up the site are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines all of which are shown as being in existence on historical mapping. A pond exists in the northern parcel of the site connected to the watercourse that flows through the site. Another pond connected to the watercourse exists further south but just outside the site and is shown on historical mapping. A rectangular field in the northwest of the site appears to comprise an area of permanent / rough grassland that is no longer in agricultural production. The habitat also extends along the southwest margin of the site adjacent to a watercourse and this area lies in a flood zone, and as such this area of grassland habitat may be species rich. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The network of hedgerows and tree lines delineating field boundaries on the site and the site boundaries, and the watercourse flowing through the site have good functional habitat connectivity with off-site habitats. Annex II bats that commute and forage along the habitat aligning the railway line, which has been mapped as a 'strategic flyway' in the Corsham Batscape Strategy, are highly likely to also commute and forage along the watercourse and riparian habitat, tree lines and hedgerows across the site and along the boundaries of the site. It is likely that these habitats on site constitute key flight lines for Annex II bats that roost at the BBOA Bats SAC and / or at core roost sites functionally associated with the BBOA Bats SAC. In addition, if any grazed pasture exists on site this is also likely to be used as foraging habitat by horseshoe bats. Given the likely semi-mature / mature age of some broadleaved trees on site it is also possible that trees could provide potential roost features for bats. There are a number of bat records in the vicinity of the site.</p>

	A pond exists on site and there is suitable terrestrial habitat for great crested newt on-site and these habitats have good connectivity with off-site terrestrial and aquatic habitat as several field ponds exist adjacent to the site. The hedgerows, trees and scrub along the boundaries of the site provide nesting habitat for birds during the breeding season and foraging opportunities. The site may afford potential for ground nesting bird species.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: <ul style="list-style-type: none"> <li>- Retention of priority habitat with wide buffer/ecological protection zones.</li> <li>- Setting aside undeveloped green field land to serve as mitigation / offsetting land.</li> </ul> In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.

**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 1**

- The site is mainly comprised of agricultural land, the majority of which appears to currently be in arable production. A linear belt of broadleaved woodland extends north to south alongside a watercourse that flows through the site and connecting ponds. The fields that make up the site are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines. A rectangular field in the northwest of the site appears to comprise an area of permanent / rough grassland with similar habitat spreading down the western site boundary.
- Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. Adhering to avoidance measures required for this site could considerably reduce the developable area and the capacity of the site.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It may be difficult to achieve biodiversity net gain. Retaining an area of the site as undeveloped green field land to serve as mitigation / offsetting land and to try and deliver biodiversity net gain would reduce the site capacity and developable area.
- The site lies within the greater horseshoe bat 4km core area / consultation zone around the Bath and Bradford-on-Avon (BBOA) Bats Special Area of Conservation (SAC) and the southwest portion of the site also falls within the lesser horseshoe bat 2km core area / consultation zone around the hibernation roost at the SAC / SSSI. Most of the site also falls within the 2km core area for lesser horseshoe bats around a core maternity roost for the species at a site known as Royal Arthur Park, Westwells. Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.
- The site is located approximately 80m south of the Corsham Railway Cutting SSSI, which also comprises deciduous woodland priority habitat.
- Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.
- In terms of priority habitat, a linear belt of broadleaved woodland priority habitat / HPI extends north to south alongside a watercourse that flows north through the site and connecting ponds. The fields that make up the site are bordered by hedgerows interspersed with broadleaved trees and broadleaved tree lines. A rectangular field in the northwest of the site appears to comprise an area of permanent / rough grassland that is no longer in agricultural production. The habitat also extends along the southwest margin of the site adjacent to a watercourse and this area lies in a flood zone, and as such this area of grassland habitat may be species rich. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The network of hedgerows and tree lines delineating field boundaries on the site and the site boundaries, and the watercourse flowing through the site have good functional habitat connectivity with off-site habitats. Annex II bats that commute and forage along the habitat aligning the railway line, which has been mapped as a 'strategic flyway' in the Corsham Batscape

<p>Strategy, are highly likely to also commute and forage along the watercourse and riparian habitat, tree lines and hedgerows across the site and along the boundaries of the site. It is likely that these habitats on site constitute key flight lines for Annex II bats that roost at the BBOA Bats SAC and / or at core roost sites functionally associated with the BBOA Bats SAC.</p> <ul style="list-style-type: none"> <li>• The estimated capacity will be much reduced by the requirements for mitigation.</li> <li>• Scope for integrated GBI include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones alongside setting aside undeveloped green field land to serve as mitigation / offsetting land. The development of the site should conserve and enhance GBI.</li> <li>• Overall, a moderate adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Ensure development maximises the efficient use of land?</p>	<p>It is considered that development of this site could maximise the efficient use of land. Corsham contains a wide range of infrastructure, services and facilities and there are bus routes nearby along Dicketts Rd and Potley Lane. Bus services could also serve a new development on this site.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
<p>2. Maximise the reuse of Previously Developed Land?</p>	<p>This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL.</p>
<p>3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?</p>	<p>This large site is greenfield, agricultural land which appears not to have been developed before. Land contamination is considered unlikely to be a significant issue. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
<p>4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?</p>	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting wholly of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. This is a large site and development would result in a significant loss of Grade 3 agricultural land. Any development of this site should seek to protect the higher quality agricultural land, where possible.</p>
<p>5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?</p>	<p>The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines which provide Bath stone, valued locally and beyond. This area is covered by a Mineral Safeguarding Area. However, development of this site is not considered likely to lead to the significant sterilisation of mineral resources. This site is within the Mineral Safeguarding Area but is next to existing residential areas therefore there may be some buffering potentially for underground workings.</p>
<p>6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through</p>	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

integrated recycling infrastructure?	
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<p><b>Summary of SA Objective 2</b></p> <ul style="list-style-type: none"> <li>• It is considered that development of this site could maximise the efficient use of land</li> <li>• This large site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL</li> <li>• Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward</li> <li>• Development would lead to a significant loss of Grade 3 agricultural land</li> <li>• Development of this site is not considered likely to lead to the significant sterilisation of mineral resources</li> <li>• The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation</li> <li>• Overall, given the large size of this site and likely significant loss of Grade 3 agricultural land, a moderate (significant) adverse effect is considered likely</li> </ul>	
<p><b>SA objective 3 - Use and manage water resources in a sustainable manner</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is covered by Source Protection Zone 2. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council’s Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site - an existing public water main crosses the site which will require suitable easements. Wessex Water are proposing a new sewer scheme to replace a strategic sewer currently running close to the railway track. The new sewer may run close to Site 4, and suitable easements would need to be observed.</p> <p>Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.</p>
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<p><b>Summary of SA Objective 3</b></p> <ul style="list-style-type: none"> <li>• This site is covered by Source Protection Zone 2.</li> <li>• The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</li> <li>• The area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</li> <li>• With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required.</li> <li>• With regard to foul network, it is likely that significant off-site infrastructure reinforcement would be required.</li> <li>• Significant water infrastructure crosses the site - an existing public water main crosses the site which will require suitable easements.</li> </ul>	

<ul style="list-style-type: none"> <li>• Wessex Water are proposing a new sewer scheme which may run close to Site 4, and suitable easements would need to be observed.</li> <li>• Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.</li> <li>• On the basis of the above evidence, a moderate adverse effect is likely.</li> </ul>	
<b>SA objective 4 - Improve air quality and reduce all sources of environmental pollution</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site partially abuts the Leafield Industrial Estate which may give rise to some adverse noise and odour impacts on future residents. Noise and odour assessment would be required and may partially reduce the developable area of the site.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Corsham does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. However, significant new development would feed into existing networks causing additional air quality pressure and as such steps would need to be taken to mitigate the additive impact of any development. Traffic from new development in this location would feed into the network of roads that goes through Corsham, Bradford on Avon and Chippenham further contributing to the elevation of emissions. Air Quality assessment would be required showing cumulative effect of this development on relevant receptors in the locality. If allocations at Corsham are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<b>Summary of SA Objective 4</b> <ul style="list-style-type: none"> <li>• Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.</li> <li>• The site partially abuts the Leafield Industrial Estate. Noise and odour assessment would be required and may partially reduce the developable area of the site.</li> <li>• Corsham does not have any AQMAs. However, significant new development would feed into existing networks, including at Corsham, Bradford on Avon and Chippenham, which could add to air quality issues. This would require mitigation.</li> <li>• Based on the above evidence, a minor adverse effect is likely.</li> </ul>	
<b>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community	<p>As this is a larger site in Corsham, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; this could be within buildings and potentially in areas of open space too. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p>

<p>infrastructure such as district heating?</p>	<p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are no significant watercourses close to the site however the site borders and is traversed by approximately 3 small watercourses. This could impact on the amount of developable land available, but also represents an opportunity to enhance biodiversity and Green Infrastructure.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is a low pluvial flood risk associated with 10% of the site. This means that each year there is a 0.1% chance of flooding in this area. The developable area may be reduced by surface water flood risk. The surface water drainage strategy will have to address low flood risk to the site. There is a medium risk of groundwater flooding across 23% of the site. This means groundwater levels are between 0.25 – 0.5 m below the ground surface. The area at risk is within the northeast part of the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located less than 1km from the town centre, enabling active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a larger site in Corsham, there could be more provision for large areas of open space, however there will be more greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.</p>

**Assessment outcome (on balance): Minor adverse effect**

**Summary of SA Objective 5**

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- Cumulative impacts have been scored low.
- There is a medium risk across some of the site associated with groundwater. This could impact upon some sustainable drainage techniques.

<ul style="list-style-type: none"> <li>• It would be possible for this development to include renewable energy generation. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.</li> <li>• Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it is thought that it could be big enough to support some on-site generation, particularly as it has the potential to produce more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.</li> <li>• Overall, this is one of the larger sites in Corsham and therefore could produce more emissions than a smaller site. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels and the loss of greenfield land which thus natural drainage, a minor adverse effect is likely.</li> </ul>	
<p><b>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a larger site in Corsham, there may be some open space available for opportunities to support energy generation from renewable and low carbon sources. There may also be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> <li>• maximises the potential for suitable development.</li> <li>• considers identifying suitable areas and options for renewable and low carbon energy sources; and</li> <li>• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a larger site in Corsham, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand further demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With renewable energy generation on site there are greater possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
<b>Assessment outcome (on balance): Neutral effect</b>	
<p><b>Summary of SA Objective 6</b></p> <ul style="list-style-type: none"> <li>• It is considered that a site of this size could support renewable energy generation or create economic and employment opportunities in sustainable green technologies as there may be space available.</li> <li>• There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities.</li> <li>• New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.</li> <li>• It is considered that the current energy infrastructure could cope with the increased demand of this site however, reinforcement works may be required to increase network capacity. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site.</li> <li>• If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less.</li> <li>• Overall, given the opportunities for future renewable energy generation and the use of sustainable construction materials and sustainable green technologies, but considering the potential cost implications for increasing the demand on the grid, a neutral effect is likely against this objective.</li> </ul>	
<p><b>SA objective 7 - Protect, maintain and enhance the historic environment</b>  <b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>The site would have an impact on settings of Grade II Great Lypiatt Farm and Lypiatt Cottages and an impact on southern stone vernacular hamlets/villages. Farmsteads have a fundamental relationship with their surrounding agricultural hinterland which contributes to their understanding and special interest. Development of southern parts of site would contribute to coalescence of Corsham with scattered hamlets and villages to south with strong stone vernacular e.g., Elley Green and Neston. The requirement to respect the setting of Great Lypiatt Farm and avoid coalescence with southern villages/hamlets is likely to restrict development of the site, leading to a significantly reduced capacity.</p> <p>On site features of low value include the former Post Medieval Quarry slope shafts and box tunnels ran through the site and the medieval/Post Medieval ridge and furrow earthworks and field boundaries identified by Lidar across the site. The site is also within the 100m buffer of several more features, including further ridge and furrow and field boundaries identified by Lidar in the south-eastern buffer area. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of as yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site has 21<sup>st</sup> century amalgamated fields with former piecemeal field character remaining largely legible which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic</p>



	landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
<b>Assessment outcome (on balance): Moderate (significant) adverse effect</b>	
<b>Summary of SA Objective 7</b>	
<ul style="list-style-type: none"> <li>• The potential for significant adverse heritage/conservation effects is moderate.</li> <li>• The potential for significant adverse archaeological effects is low.</li> <li>• The potential for significant adverse historic landscape effects is very low.</li> <li>• The site is not located near to a conservation area.</li> <li>• Overall, a moderate adverse effect is likely.</li> </ul>	
<b>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB sits approximately 2km north of the site whilst the Kingsmoor Wood Ancient Woodland lies approximately 2.2km southwest and Corsham Court Registered Park and Garden (Grade II*) 800m northeast. While development should be sensitive to these landscapes, significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is on sloping landform that rises south from a watercourse to the north edge of the site, from approximately 80m AOD to a high point of 101m AOD, forming a small hill in the south of the site. The landform continues to rise more gently, south across the rolling, low hills to the south of Corsham. The west boundary is formed by a tributary watercourse that rises at the edge of development near Leafield Road. The site forms part of the mixed farmland that extends south of Corsham and is characterised by varying field sizes with generally strong hedgerow boundaries with hedgerow trees. The site itself comprises large and smaller fields at the edge of residential development on Portland Rise and Lypiatt Road. There is substantial riparian tree planting along the line of the watercourses, particularly the eastern one which forms a distinctive tree belt through the centre of the site and is well linked around the farmhouse to the south and with hedgerows and roadside trees in the wider landscape. The site is part of the well-treed rural landscape that separates Corsham from Neston Village and scattered rural settlement to the south. The existing suburban settlement edge to the north and west of the site is generally well integrated by soft, treed boundaries. Trees and substantial hedgerows along the surrounding roads also contribute to integration of the settlement in the context of the surrounding rural landscape. It is part of a landscape that contains some locally distinctive vegetation features that contribute to the treed settlement edge character and enclosure of the fields. The

	<p>site is in generally moderate condition with substantial vegetation features that contribute to a local sense of place. It contributes to the rural transition from the suburban edge to scattered farmsteads and rural settlements.</p> <p>Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate housing development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> <li>• Potential for development to form a conspicuous new suburban settlement edge that encroaches on the rural landscape south of Corsham.</li> <li>• Potential for development to result in coalescence of the urban area of Corsham with the outlying rural settlements of Great Lypiatt Farm, New Grove Farm and along Elley Green.</li> <li>• Potential loss of hedgerows and mature trees that contribute to the treed character of the settlement edge and local landscape.</li> <li>• Potential removal/alteration to the treed character of the watercourse through the site.</li> </ul> <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> <li>• Limit the scale, form, and density of development, in keeping with the rural landscape character.</li> <li>• Create appropriate landscape buffers to development edges that contribute to a well-integrated settlement edge and maintain sense of rural separation from outlying rural settlements.</li> <li>• Retain and enhance hedgerows and trees as part of a mature wooded landscape framework that contributes to a soft, well-integrated settlement and provides green links through the landscape.</li> <li>• Retain and enhance the watercourse and associated vegetation as part of a local green corridor through the site.</li> </ul>
3. Protect and enhance rights of way, public open space and common land?	<p>There is a public right of way along the northwest site boundary that splits into two that passes through the southwest of the site and connects to the network of paths to the south. Sustrans National Cycle Route 254 follows Lypiatt Road around the east site boundary, linking through the east of Corsham. There is a substantial network of public rights of way to the south and southeast of the site. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 8</b></p> <ul style="list-style-type: none"> <li>• The Cotswolds AONB sits approximately 2km north of the site whilst the Kingsmoor Wood Ancient Woodland lies approximately 2.2km southwest and Corsham Court Registered Park and Garden (Grade II*) 800m northeast.</li> <li>• The site forms part of the mixed farmland that extends south of Corsham and is characterised by varying field sizes with generally strong hedgerow boundaries with hedgerow trees. The site itself comprises large and smaller fields at the edge of residential development on Portland Rise and Lypiatt Road.</li> <li>• The site is part of the well-treed rural landscape that separates Corsham from Neston Village and scattered rural settlement to the south. The existing suburban settlement edge to the north and west of the site is generally well integrated by soft, treed boundaries.</li> <li>• The site is in generally moderate condition with substantial vegetation features that contribute to a local sense of place. It contributes to the rural transition from the suburban edge to scattered farmsteads and rural settlements.</li> <li>• Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate housing development.</li> <li>• Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.</li> </ul>	
<p><b>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Provide an appropriate supply of affordable housing?	<p>The record of housing delivery to date has been in line with planned levels over the WCS plan period.</p> <p>The site is subject to variable topography which may limit the developable area and number of homes to be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Corsham.</p>

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
<b>Assessment outcome (on balance): Major (significant) positive effect</b>	
<b>Summary of SA Objective 9</b> <ul style="list-style-type: none"> <li>• Notwithstanding any mitigation that may be required which results in a reduced developable area (such as site topography), this large site could bring forward a significant amount of affordable housing as part of a housing development.</li> <li>• The site would be likely to support a wide range of house types, tenures and sizes to meet different needs.</li> <li>• Overall, a major positive effect is considered likely against this objective.</li> </ul>	
<b>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within an area subject to lower levels of deprivation. It does adjoin an area subject to higher levels, however this isn't an area subject to the most deprivation. Development in this location would be unlikely to result in significant social benefits through new jobs and homes. However, Corsham is generally subject to lower levels of deprivation and so relatively to other sites around the town, there could be benefits of directing development towards this location.</p> <p>The site has the potential to deliver up to 760 homes of all types and tenures. The site could deliver a good level of affordable housing.</p> <p>Overall, there could be social and economic benefits for the Corsham area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Corsham town centre is situated approximately 1km to the north of the site. This is a larger site, which would require new sustainable transport connections to serve the entirety of the site which extends to the south. The size of the site suggests that there will be opportunities to enhance connectivity within the site and its immediate proximity, potentially benefiting this area of Corsham more widely. Areas existing woodland could be incorporated into onsite amenity greenspace, as well as the onsite Local Green Space designation that extends off site to the south of the northern portion of the site. Pockeridge Lakes are situated nearby within 1km to the west of the site.</p> <p>Housing development at this site could generate the need for 71-99 early years places, 168-236 primary school places and 119-167 additional secondary places. Financial contributions would be required to create an additional 80-100 place day care nursery, expand primary provision and expand secondary provision at Corsham Secondary School.</p> <p>Corsham is served by two surgeries, however one of these is located at Box. Porch Surgery is approximately 1km to the north of the northern boundary of the site and 1.5km from the southern boundary. There are worsening GP capacity issues across the provision in this area. Financial contributions would be required to overcome the additional pressure that is site would place on local health care. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural,	<p>The site is a large parcel that has some potential to support a mixed-use development on site or support the enhancement of existing facilities in Corsham. Existing trees present an opportunity for some formal/informal recreation greenspace/public open space. Land within the Green Buffer to the south of this site presents an opportunity to deliver community facilities, such as public open space or formal play space.</p> <p>Public right of way CORM56 and CORM57 are present on site and could be enhanced as a part of this scheme.</p>

recreational and community functions?	
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site would extend Corsham to the south towards Leighfield Industrial Estate and rural properties along Elley Green and Neston. While is likely that growth towards the more rural population could lead to enhanced access to the services and facilities of Corsham, as well as new affordable homes, the site would predominately be serving Corsham.
<b>Assessment outcome (on balance): Moderate (significant) positive effect</b>	
<p><b>Summary of SA Objective 10</b></p> <ul style="list-style-type: none"> <li>• Development at this site would not be directing new homes or jobs towards an area with the most deprivation, however deprivation in the Corsham area is fairly low and there could be some benefits of directing development in this location.</li> <li>• Site is likely to provide a good number of affordable homes as part of a housing development.</li> <li>• Good access to the town centre.</li> <li>• A larger site which could deliver some amenity greenspace, recreational greenspace or public open space, including through the retention of existing trees or incorporation of Local Green Space.</li> <li>• Financial contributions would be required to create new early years places to meet needs and in expanding existing primary and secondary provision.</li> <li>• Good accessibility to existing health provision, however there are GP capacity issues in this area. Financial contributions would be required to overcome additional pressure.</li> <li>• There is some potential for a mixed-use development on a site of this size. Additionally, sustainable transport improvements would be likely, including connectivity improvements across the site.</li> <li>• Unlikely to lead to a significant reduction in rural social isolation, but some benefits could be apparent for rural communities to the south and south west.</li> <li>• Overall, a moderate significant positive effect is likely.</li> </ul>	
<b>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, some form of mixed-use development is considered to be achievable.</p> <p>The site may draw access from Lypiatt Road only, given the unadopted nature of Portland Rise, possible ransom, and floodplain. To achieve the number of dwellings proposed, two separate access points will be required onto Lypiatt Road, and capacity constraints may restrict housing numbers below that intended for the site.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><b>Local Constraints</b> Local constraints are the lack of rail accessibility, the access from Lypiatt Road is too narrow and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b> Mitigation would be required to upgrade the local ped/cycle network and widen the existing access carriageway.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p>

<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p><b>Pedestrian/Cycle:</b> There are existing public right of way routes on Lypiatt Road and surrounding roads leading towards Corsham Town Centre. However, there are no active travel routes linking directly to the site. This, combined with the narrow (&lt;2m) footways covered in grassy verges on Lypiatt Road means it is likely that residents of dwellings at the proposed site would be reliant on a car for most journeys.</p> <p><b>Bus:</b> There is a bus stop on Dicketts Road within 400m of the proposed development site. These bus stops are served by the local 10 service which links the site to local trip attractors across Corsham Town. This site is considered to have strategic bus access due to the linking of the 10 service to other cross-settlement bus services within Corsham.</p> <p><b>Rail:</b> There are no rail services in Corsham, however the 10 bus service links to services such as the 69 which provides links to Bath and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. Additionally, there are plans for a new railway station in Corsham to be built and operational by 2028 which could reduce car reliance at the site.</p> <p><b>Service Vehicles:</b> Any access created from Lypiatt Road would require a widening of the carriageway to accommodate service vehicles. The current width of the carriageway is 6.5m, and the minimum width to allow service vehicles access is 7.3m.</p> <p><b>Car:</b> The site is located on Lypiatt Road, providing access by car. The number of trips generated by the site per hour may cause capacity constraints as Lypiatt Road typically has low-medium levels of congestion during peak hours, which may be exacerbated by the high number of trips generated by the site.</p>
<p><b>Assessment outcome (on balance): Moderate (significant) adverse effect</b></p>	
<p><b>Summary of SA Objective 11</b></p> <ul style="list-style-type: none"> <li>Given the size of this site, some form of mixed-use development is considered to be achievable.</li> <li>The site may draw access from Lypiatt Road only, given the unadopted nature of Portland Rise, possible ransom, and floodplain.</li> </ul> <p><b>Local Constraints</b> Local constraints are the lack of rail accessibility, the access from Lypiatt Road is too narrow and the lack of service vehicle access to the site. Ped/cycle routes and carriageway widening may require further engineering work, as well as being challenging to accomplish in unison.</p> <p><b>Site Specific Mitigation</b> Mitigation would be required to upgrade the local ped/cycle network and widen the existing access carriageway.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p> <ul style="list-style-type: none"> <li>Overall, given the issues noted above, a moderate adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Corsham town centre is situated approximately 1km to the north of the site. This is a larger site, which would require new sustainable transport connections to serve the entirety of the site which extends to the south. The size of the site suggests that there will be opportunities to enhance connectivity within the site and its immediate proximity, potentially benefiting this area of Corsham more widely. Corsham does not currently benefit from a train station. It does, however, benefit from good public transport linkages to Chippenham where access to the railway line is apparent.</p> <p>The site would be able to support a large, mixed-use development that is reasonably well related to the town centre. This suggests the site would be able to provide very good support to the vitality and viability of the town centre through new users. There is a risk of leakage of users to nearby facilities at Melksham or Chippenham.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made)</p>	<p>The site is approximately 0.8-1.4km away from Digital Mansion House, while the western boundary of the site adjoins Leafield Industrial Estate. The whole of the site is within approx. 1km of Leafield Industrial Estate. The site is approximately 1.8-2.5km from Corsham Science Park/Fiveways Industrial Estate. The site does not directly adjoin the strategic road network, although access could likely be achieved via Lypiatt Road. The site is large and could support an extension to Leafield Industrial Estate. It is unclear whether the site would be attractive to higher skilled employment, which is performing well at other locations in the town.</p>

easily accessible by sustainable transport including active travel?	The site is also less well connected by sustainable transport modes, the improvement of active travel across the site, and from the site to employment land could help new residential land at this site support in-commuting and out-community to this site through active travel choices. development of this site could also support new strategic transport connections such as a train station along the existing line that runs through the town.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>This site could provide high levels of new housing, including affordable housing, employment and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>This is a large site and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the south of Corsham, adjoining residential land to the north and employment land to the west. It is likely that the site would be able to support a mixed-use development due to its size. This would be able to bring benefits of locating new jobs and residents near to one another. This could have very good positive effects in a town which is performing well in terms of economic demands and where unemployment is low.

**Assessment outcome (on balance): Moderate (significant) positive effect**

**Summary of SA Objective 12**

- Reasonably good accessibility to the town centre from the north of the site, but connectivity across the site would need to be improved.
- Sustainable transport enhancements are required across the site and to the surrounding area to support access to onsite and offsite employment uses, as well as the town centre.
- The site is situated to the south of a predominately residential area but is located a reasonable distance from employment land at Leafield Industrial Estate.
- This is a large site with very good potential to meet different economic needs through a mixed-use development, although development would need to avoid creating competition with existing employment land.
- New residents at this site could support employment land at Corsham through an enhanced workforce.
- Where possible, access to work via sustainable transport modes should be encouraged.
- Overall, a moderate significant positive effect is likely.

**Site Number and SHELAA ref(s):** Site 6 (SHELAA site 3250)

**Site name:** Land to the north of 16 Bradford Road

**Site size:** 0.91 ha **Site capacity:** approximately 22 - 32 dwellings

**Site description:** This greenfield site is situated on the western edge of Corsham, situated between the A4 Bath Road to the north and the B3109 Bradford Road to the south. The site edges are demarked by hedgerow/tree planting, including substantial landscaping belt on the site's northern edge. A Tree Preservation Order adjoins the south-eastern corner of the site.

**SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses**

**Decision-Aiding Questions. Will the development site...**

<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises a small, enclosed pastoral field bound by a variety of hedge boundary treatments. A small area of what appears to be scrub exists in the centre of the site. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. If the grassland on site comprises species-rich permanent grassland or pasture, development of this site will likely result in a net loss of biodiversity given the number of dwellings proposed and the small size of the site which would render it difficult to offset losses of biodiversity. Biodiversity off-setting off site would therefore likely be required.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies in the Bechstein's bat 1.5km core area / consultation zone around the hibernation roost at the Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) as well as the 2km core area / consultation zone in respect of lesser horseshoe bats and the 4km core area / consultation zone in respect of lesser horseshoe bats around the roost at the SAC / SSSI. The southwest of the site also coincides with the 2km core area for lesser horseshoe bats around a core maternity roost for the species at a site known as Royal Arthur Park, Westwells. Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species. Box Mine SSSI lies approximately 1.2km southwest of the site. Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy. In terms of priority habitat, a hedgerow delineates the northern site boundary, and the western and eastern boundaries appear to be lined by sections of hedgerow and broadleaved trees. The site comprises a field which appears to be permanent grassland or pasture. If grassland on site is species-rich, it may qualify as grassland priority habit. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The habitats on site have some connectivity with potential commuting / foraging habitat for bats off-site and it is possible that Annex II bats and other bats species use habitats on site. Bats may commute / forage along the hedgerows / tree lines. There are a number of bat records in the vicinity of the site. The hedgerows, trees and scrub along the boundaries of the site provide nesting habitat for birds during the breeding season. The site may afford foraging opportunities for wintering birds.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> <li>- Retention of priority habitat, including hedgerows / trees, with wide buffer/ecological protection zones.</li> </ul> <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 1**

- The site comprises a small, enclosed pastoral field bound by a variety of hedge boundary treatments.
- Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. If the grassland on site comprises species-rich permanent grassland or pasture, development of this site will likely result in a net

loss of biodiversity given the number of dwellings proposed and the small size of the site which would render it difficult to offset losses of biodiversity. Biodiversity off-setting off site would therefore likely be required.

- The site lies in the Bechstein's bat 1.5km core area / consultation zone around the hibernation roost at the SAC / SSSI as well as the 2km core area / consultation zone in respect of lesser horseshoe bats and the 4km core area / consultation zone in respect of lesser horseshoe bats around the roost at the SAC / SSSI. The southwest of the site also coincides with the 2km core area for lesser horseshoe bats around a core maternity roost for the species at a site known as Royal Arthur Park, Westwells. Development at the site has potential for direct and indirect effects on important commuting and foraging habitat for Annex II bats, and possibly roosting habitat. Loss of and/or impacts to bat habitat at the sites has potential to lead to likely significant effects on the SAC and its qualifying species.
- Any scheme for residential development at the site will need to adhere to the Corsham Batscape Strategy.
- In terms of priority habitat, a hedgerow delineates the northern site boundary, and the western and eastern boundaries appear to be lined by sections of hedgerow and broadleaved trees. The site comprises a field which appears to be permanent grassland or pasture. If grassland on site is species-rich, it may qualify as grassland priority habitat. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The habitats on site have some connectivity with potential commuting / foraging habitat for bats off-site and it is possible that Annex II bats and other bats species use habitats on site. Bats may commute / forage along the hedgerows / tree lines. There are a number of bat records in the vicinity of the site.
- Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat, including hedgerows / trees, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI.
- Overall, a moderate adverse effect is considered likely against this objective.

**SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**  
**Decision-Aiding Questions. Will the development site...**

1. Ensure development maximises the efficient use of land?	It is considered that development of this site could maximise the efficient use of land. Corsham contains a wide range of infrastructure, services and facilities and there are bus routes nearby along Bradford Road which could serve a new development on this site.  New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This small site is greenfield, agricultural land which appears not to have been developed before. Land contamination is considered unlikely to be a significant issue. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting wholly of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. However, this is a small site and development would not result in a significant loss of agricultural land.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to	The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines which provide Bath stone, valued locally and beyond. This area is covered by a Mineral Safeguarding Area. However, development of this site is not considered likely to lead to the significant sterilisation of mineral resources. This site is within the Mineral Safeguarding Area but is next to existing residential areas therefore there may be some buffering potentially for underground workings.



extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 2</b></p> <ul style="list-style-type: none"> <li>• It is considered that development of this site could maximise the efficient use of land</li> <li>• This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL</li> <li>• Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward</li> <li>• Development of this small site would not lead to a significant loss of agricultural land</li> <li>• Development of this site is not considered likely to lead to the significant sterilisation of mineral resources</li> <li>• The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation</li> <li>• Overall, given the small size of this site, a minor adverse effect is considered likely against this objective</li> </ul>	
<b>SA objective 3 - Use and manage water resources in a sustainable manner</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is covered by Source Protection Zone 2. Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.</p> <p>Consideration should be given to the inclusion of sustainable drainage systems (SuDs) to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Minor water infrastructure crosses the site - there are existing public and private water mains crossing the site which will require suitable easements. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul network, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.</p> <p>Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.</p>

**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 3**

- This site is covered by Source Protection Zone 2.
- The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone.
- The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
- With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.
- Minor water infrastructure crosses the site - there are existing public and private water mains crossing the site which will require suitable easements.
- With regard to foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.
- Surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network.
- On the basis of the above evidence, a moderate adverse effect is likely.

**SA objective 4 - Improve air quality and reduce all sources of environmental pollution**  
**Decision-Aiding Questions. Will the development site...**

1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The land lies close to the Hartham Park Underground Quarry Entrance (located on Bradford Road). The mine activity includes blasting which creates significant noise and vibration that is not possible to mitigate through foundation design, which may impact the developability of this site. The potential for disruption exists due to its proximity to the nearby mine activity to the north via lateral transmission. Assessment of the potential impacts of ground-borne noise and vibration would be required.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Corsham does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. However, significant new development would feed into existing networks causing additional air quality pressure and as such steps would need to be taken to mitigate the additive impact of any development. Traffic from new development in this location would feed into the network of roads that goes through Corsham, Bradford on Avon and Chippenham further contributing to the elevation of emissions. Air Quality assessment would be required showing cumulative effect of this development on relevant receptors in locality. If allocations at Corsham are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>

**Assessment outcome (on balance): Moderate (significant) adverse effect**

**Summary of SA Objective 4**

- Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.
- The land lies close to the Hartham Park Underground Quarry Entrance (located on Bradford Road). The mine activity includes blasting which creates significant noise and vibration that is not possible to mitigate through foundation design, which may impact the developability of this site. The potential for disruption exists due to its proximity to the nearby mine activity to the north via lateral transmission. Assessment of the potential impacts of ground-borne noise and vibration would be required.

<ul style="list-style-type: none"> <li>• Corsham does not have any AQMAs. However, significant new development would feed into existing networks, including at Corsham, Bradford on Avon and Chippenham, which could add to air quality issues. This would require mitigation.</li> <li>• On the basis of the above evidence, a moderate adverse effect is likely.</li> </ul>	
<b>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are no main rivers within 100m of the site.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is minimal flood risk to the site from all sources. Cumulative impacts have been scored low.</p> <p>A detailed Flood Risk Assessment and Surface Water Drainage Strategy would be required to identify and mitigate flood risk and to ensure flood risk isn't worsened elsewhere.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located close to the town centre, enabling active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.</p>

**Assessment outcome (on balance): Minor adverse effect**

**Summary of SA Objective 5**

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- Cumulative impacts have been scored low.
- It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.
- Although the site's size may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.
- Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the loss of greenfield land which thus natural drainage, a minor adverse effect is likely.

**SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy  
Decision-Aiding Questions. Will the development site...**

<p>1. Support the development of renewable and low carbon sources of energy?</p>	<p>As this is a fairly small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> <li>• maximises the potential for suitable development.</li> <li>• considers identifying suitable areas and options for renewable and low carbon energy sources; and</li> <li>• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>
<p>2. Be capable of connecting to the local Grid without the need for further investment?</p>	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Chippenham and Corsham are constrained, therefore could potentially struggle to withstand further demand without reinforcement works. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
<p>3. Create economic and employment opportunities in sustainable green technologies?</p>	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
<b>Assessment outcome (on balance): Minor positive effect</b>	
<p><b>Summary of SA Objective 6</b></p> <ul style="list-style-type: none"> <li>• It is considered that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale.</li> <li>• There will need to be a positive strategy for energy from developers for example, the use of solar panels.</li> <li>• New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.</li> <li>• As this is a smaller site, energy demand will be less than a larger site.</li> <li>• It is considered that the current energy infrastructure could withstand further development however reinforcement works may be required to increase network capacity. Further discussions with SSEN would be required.</li> <li>• Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a minor positive effect is considered likely against this objective.</li> </ul>	
<b>SA objective 7 - Protect, maintain and enhance the historic environment</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>There are no designated conservation assets affected.</p> <p>There is on site a 20<sup>th</sup> century underground military bunker below the site which is of medium value. The site are also low value features within the 100m buffer of several lower value features, including a former site of a stone quarry and subsequent Royal Navy Armament depot in the northern buffer area and former pickwick quarry and continuation of the Royal Navy Armament depot border the site to the east. There is also extant 19<sup>th</sup> century farmstead- Halfway Farm) in the north-western buffer area and extant houses in the north west and south east of the buffer area. Further investigation is required during the site allocations process, into the nature of the underground military developments beneath the site (including their association with below ground Scheduled Monuments nearby), their association with the above ground environment and the effects of development on them. Further investigation is also likely required into the effects of development on the underground military bunker. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains.</p> <p>Following further investigation, mitigation strategy could include avoidance of areas considered sensitive to below ground developments for example promoting preservation of the setting of, and features associated with, the scheduled monuments and Military Bunker. In addition, opportunities to enhance the understanding and access to the Military History of the area could be explored, should development ensue. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p>

	<p>The site is within an area of 21<sup>st</sup> century detached housing, however, is not previously developed and not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. No mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p><b>Assessment outcome (on balance): Minor adverse effect</b></p>	
<p><b>Summary of SA Objective 7</b></p> <ul style="list-style-type: none"> <li>• There are no designated conservation assets affected.</li> <li>• The potential for significant adverse archaeological effects is low.</li> <li>• The potential for significant adverse historic landscape effects is very low.</li> <li>• The site is not located near to a conservation area.</li> <li>• Overall, a minor adverse effect is likely.</li> </ul>	
<p><b>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and</p>	<p>The Cotswolds AONB sits approximately 900m west while the Prestley Wood Ancient Woodland approximately 1.1km north. Development will need to be sensitive to these designations.</p>

AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the west of Corsham, south of the A4 (Bath Road) and behind existing residential properties on the B3109 (Bradford Road). Land to the north of the site, on the opposite side of the A4 (former MOD Copenacre site) is consented for residential development that is currently nearing completion. Land to the south of Bradford Road is also consented for residential development that is currently under construction.</p> <p>The site is on very gently sloping landform that rises from the southeast, through the site to the northwest towards Rudloe Firs. Beyond Rudloe Firs the landform falls steeply west into the By Brook Valley and Cotswolds AONB. The site comprises a small, enclosed pastoral field bound by a variety of hedge boundary treatments. The landscape to the west of the site comprises large arable fields that continue north and contribute to the remaining separating landscape between the west edge of Corsham and Rudloe.</p> <p>The small site forms part of the settlement edge and is heavily influenced by adjoining properties. There are two stone built, Edwardian villas to the southwest of the site. Properties further east along Bradford Road are more recent and there is a cul-de-sac development of 2.5 storey terraces to the east of the site. Modern, residential, suburban expansion is taking place to the north and south of the site, which has extended Corsham west towards Rudloe.</p> <p>The site is within an undesignated and relatively ordinary landscape that contains limited distinctive characteristics. It is part of a simple landscape of limited scenic quality.</p> <p>Overall, the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> <li>• Potential for development to create an abrupt, conspicuous settlement edge.</li> <li>• Potential for encroachment of Corsham towards Rudloe.</li> </ul> <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> <li>• Retain and enhance boundary vegetation to the east of the site to contribute to a soft, well-integrated settlement edge.</li> <li>• Limit the scale, form, and density of development, in keeping with the settlement edge character of Corsham.</li> </ul>
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way through or adjoining the site. The nearest public footpath is through residential development east of the site and linking north to Upper Pickwick. There is no public open space or common land within this site.</p>
<b>Assessment outcome (on balance): Minor adverse effect</b>	
<p><b>Summary of SA Objective 8</b></p> <ul style="list-style-type: none"> <li>• The Cotswolds AONB sits approximately 900m west while the Prestley Wood Ancient Woodland approximately 1.1km north.</li> <li>• The site is on very gently sloping landform that rises from the southeast, through the site to the northwest towards Rudloe Firs. The site comprises a small, enclosed pastoral field bound by a variety of hedge boundary treatments.</li> <li>• Land to the north and south of the site is consented for residential development with adjoining properties influencing the site/settlement edge.</li> <li>• The site is within an undesignated and relatively ordinary landscape that contains limited distinctive characteristics. It is part of a simple landscape of limited scenic quality.</li> <li>• The site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development.</li> <li>• Overall, a minor adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
1. Provide an appropriate supply of affordable housing?	<p>The record of housing delivery to date has been in line with planned levels over the WCS plan period.</p> <p>Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Corsham.</p>

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
<b>Assessment outcome (on balance): Minor positive effect</b>	
<b>Summary of SA Objective 9</b> <ul style="list-style-type: none"> <li>• Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development.</li> <li>• The site would be likely to support a range of house types, tenures and sizes to meet different needs.</li> <li>• Overall, a minor positive effect is considered likely against this objective.</li> </ul>	
<b>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</b> <b>Decision-Aiding Questions. Will the development site...</b>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within an area subject to lower levels of deprivation. It does adjoin an area subject to higher levels, however this isn't an area subject to the most deprivation. Development in this location would be unlikely to result in significant social benefits through new jobs and homes. However, Corsham is generally subject to lower levels of deprivation and so relatively to other sites around the town, there could be benefits of directing development towards this location.</p> <p>The site has the potential to deliver up to 32 homes of all types and tenures. The site could deliver a small level of affordable housing.</p> <p>Overall, there could be social and economic benefits for the Corsham area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Corsham town centre is situated approximately 1.6km to the east of the site. This is a smaller site has poor access to the public transport network. Opportunities to enhance connectivity may be limited due to the size of the site. Existing boundary woodland could be incorporated into a development to create amenity greenspace onsite. Offsite recreational greenspace is apparent less than 1km away to the south at Allen Road.</p> <p>Housing development at this site could generate the need for 3 early years places, 7-10 primary school places and 5-7 additional secondary places. This pupil product could be met through existing capacity within primary and secondary school. Contributions would be required for further early years provision, however.</p> <p>Corsham is served by two surgeries, however one of these is located at Box. The Porch Surgery is approximately 1.4km to the east of this site. There are worsening GP capacity issues across the provision in this area. Financial contributions would be required to overcome the additional pressure that is site would place on local health care. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests that it would be unlikely to deliver onsite public open space, however existing trees present an opportunity for formal/informal recreation greenspace. The site would be unlikely to deliver onsite community facilities as part of a mixed-use development due to the size.



4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	While development would extend Corsham towards the open countryside to the west to an extent, predominately it would be infilling a gap between existing development to the south and Bath Road to the North. The development would therefore serve the existing Corsham community and provide very little in terms of reducing social isolation about the rural population.
<b>Assessment outcome (on balance): Minor positive effect</b>	
<p><b>Summary of SA Objective 10</b></p> <ul style="list-style-type: none"> <li>• Development at this site would not be directing new homes or jobs towards an area with the most deprivation, however deprivation in the Corsham area is fairly low and there could be some benefits of directing development in this location which adjoins an area subject to more deprivation.</li> <li>• Site is likely to provide a small number of affordable homes as part of a housing development.</li> <li>• Good access to the town centre.</li> <li>• A smaller site, but some amenity greenspace could be incorporated through the retention of existing trees.</li> <li>• Primary and secondary education needs could be met within existing provision. Financial contributions would be required to create new early years places to meet needs.</li> <li>• Good accessibility to existing health provision, however there are GP capacity issues in this area. Financial contributions would be required to overcome additional pressure.</li> <li>• The site is small and would be unlikely to support a mixed-use development, major sustainable transport improvements or a reduction in rural social isolation.</li> <li>• Overall, a minor positive effect is likely.</li> </ul>	
<b>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</b>	
<b>Decision-Aiding Questions. Will the development site...</b>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, a mixed-use development is considered unlikely.</p> <p>This site is completely land locked and not deliverable unless 16 Bradford Road is included within the site and demolished, or an access is built from Stone Close.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><b>Local Constraints</b> Local constraints are the lack of rail accessibility and the current landlocked nature of the site creating constraints for access by ped/cycle, cars, and service vehicles.</p> <p><b>Site Specific Mitigation</b> Look into the feasibility of 16 Bradford Road being included within the site and demolished, as well as the feasibility of an access from Stone Close.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><b>Pedestrian/Cycle:</b> There are no existing public rights of way linking to the site. Stone Close has footways that are over 2m in width, which would provide active travel options if Stone Close were made into an access point. However, there is still a lack of high-quality active travel infrastructure linking to the site, meaning that residents at the proposed development site would be reliant on a car for most of their journeys.</p> <p><b>Bus:</b> There are bus stops along Bradford Road within 400m of the proposed development site. These bus stops are served by the X31 service which links Bath and Chippenham, running approximately every 30 minutes. This site is considered to have strategic bus access.</p> <p><b>Rail:</b> There are no rail services in Corsham, however the X31 provides links to Bath and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute.</p>

	<p>Additionally, there are plans for a new railway station in Corsham to be built and operational by 2028 which could reduce car reliance at the site.</p> <p><b>Service Vehicles:</b> An access wide enough to accommodate service vehicles would be required to be built on Bradford Road or Stone Close, along with a road link to Bradford Road.</p> <p><b>Car:</b> The site is currently not accessible by car due to being landlocked. If an access was built from Bradford Road or Stone Close, the site would be accessible and would be unlikely to cause network congestion issues due to the low number of dwellings.</p>
<p><b>Assessment outcome (on balance): Minor adverse effect</b></p>	
<p><b>Summary of SA Objective 11</b></p> <ul style="list-style-type: none"> <li>Given the size of this site, a mixed-use development is considered unlikely.</li> <li>This site is completely land locked and not deliverable unless 16 Bradford Road is included within the site and demolished, or an access is built from Stone Close.</li> </ul> <p><b>Local Constraints</b> Local constraints are the lack of rail accessibility and the current landlocked nature of the site creating constraints for access by ped/cycle, cars, and service vehicles.</p> <p><b>Site Specific Mitigation</b> Look into the feasibility of 16 Bradford Road being included within the site and demolished, as well as the feasibility of an access from Stone Close.</p> <p><b>Necessary Strategic Mitigation</b> Contribute to Corsham's Strategic Plan transport and highway objectives.</p> <ul style="list-style-type: none"> <li>Overall, given the issues noted above, a minor adverse effect is considered likely against this objective.</li> </ul>	
<p><b>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p><b>Decision-Aiding Questions. Will the development site...</b></p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Corsham town centre is situated approximately 1.6km to the east of the site. This is a smaller site has poor access to the public transport network. Opportunities to enhance connectivity may be limited due to the size of the site. Corsham does not currently benefit from a train station. It does, however, benefit from good public transport linkages to Chippenham where access to the railway line is apparent.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. Due to the site's location and size, it is unlikely to have good benefits of supporting the town centre.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site is situated near to Sands Quarry, which has been identified as having potential for employment growth. The site is approx. 1km away from Corsham Science Park/Fiveways Industrial Estate and 1.3km from Leafield Industrial Estate. The site benefits from good access to the A4, which provides an eastern link to Chippenham and onwards to the M4, while Bath is accessible to the west. The B3109 links the site directly to the science park to the west. These strategic transport connections suggest the site could be attractive to higher skilled employment, but the site is small and unlikely to meet a range of employment need through an employment development.</p> <p>Additionally, Corsham's higher skilled employment market is performing well and while there may be additional demand for employment land, a development in this location is unlikely to support an expansion of the science park but could provide new types of floorspace for tech businesses moving out of Mansion House. A residential development in this location could have some benefits of supporting existing employment, however efforts would be needed to promote active travel options, particularly to employment areas to the east and south of the town. Further, any benefits are likely to be limited due to the size of the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the</p>	<p>As small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>

generation and use of renewable energy and low-carbon sources of energy?	
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the north of Corsham, adjoining residential land to the east and south. The residential homes and the B3109 limits the site's relationship with potential future employment land to the south, but this could be overcome through improved connectivity. An employment development in this location could be complementary to existing residential land, however this would lack a good relationship with existing employment and result in in-commuting if it were not balanced out by housing elsewhere due to Corsham's low unemployment rates. As such, benefits could be apparent, but as the site could not support a mixed-use development, these are limited.
<b>Assessment outcome (on balance): Neutral effect</b>	
<ul style="list-style-type: none"> <li>• There is reasonable connectivity from the site to the town centre.</li> <li>• The site is located near to residential and employment land.</li> <li>• The site has very good access to the A4, but lacks very good sustainable transport connectivity e.g. the railway or active travel networks.</li> <li>• The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.</li> <li>• New employment land alone could have negative impacts at a town where unemployment is low.</li> <li>• Overall, a neutral effect is likely.</li> </ul>	