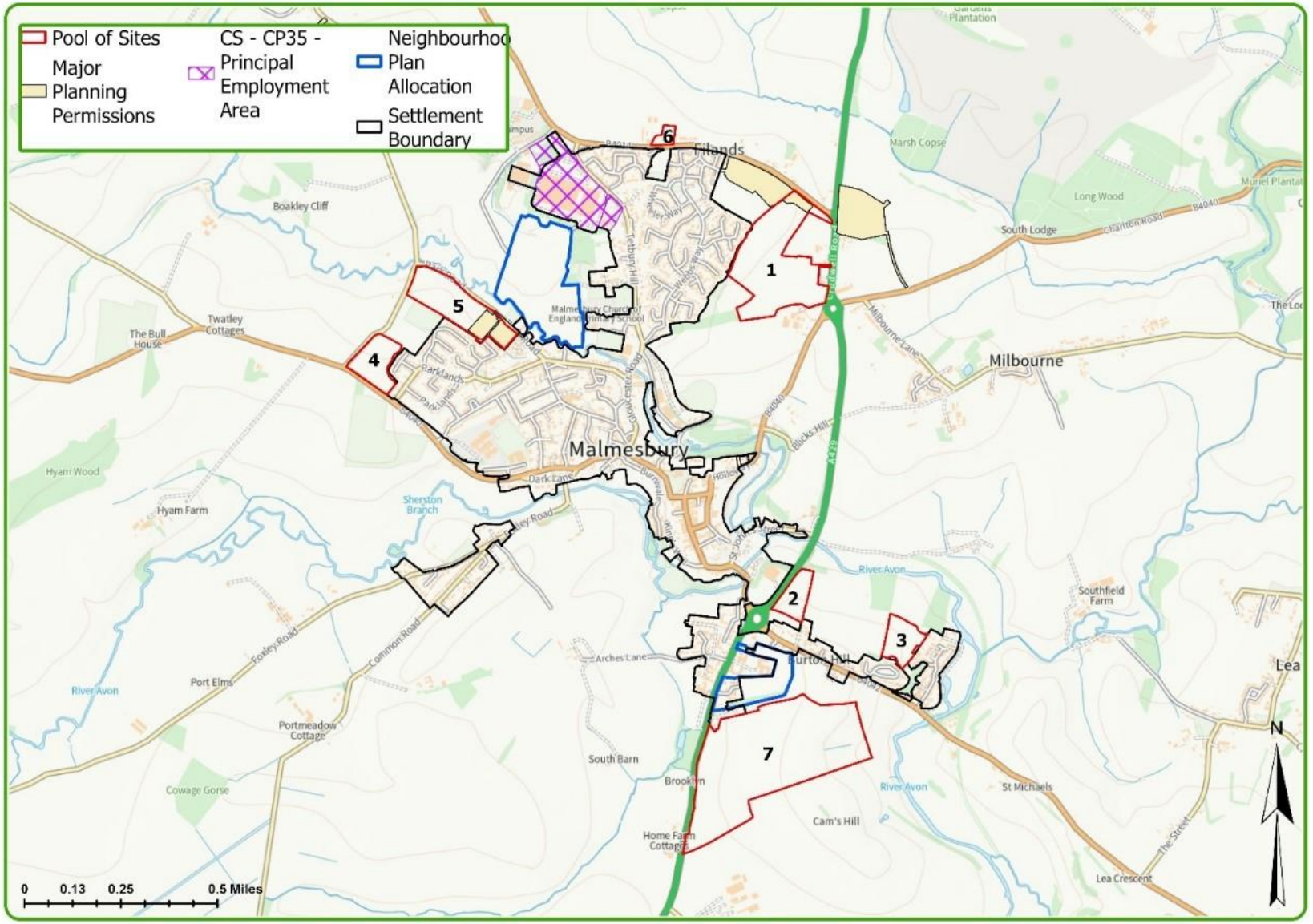
SA Annex 2.7 - Chippenham HMA: Malmesbury Sites Assessment



Site Number and SHELAA ref(s): Site 1 (SHELAA sites 649, 3432) **Site name:** Whychurch Farm & Inglenook, Crudwell Road **Site size:** 12.13 ha **Site capacity:** approximate range 303 – 425 dwellings **Site description:** This site is located to the north-east of Malmesbury on land between the A429, the B4014 and Lacemakers Road. It comprises predominantly agricultural land defined by hedgerow boundaries. The site adjoins residential development to the west, open agricultural fields to the south, and some commercial uses to the east. The site is intersected/adjoined by a number of public rights of way.	
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?	The site comprises predominantly pastoral fields bound by hedgerows with occasional hedgerow trees. A hedgerow and tree boundaries continue around much of the settlement edge forming the west site boundary. It is possible that the western half of the field in the south of the site may be permanent grassland and appears to be less intensively managed than the eastern half of the field and potentially comprises semi-improved grassland. A drainage channel flows south along the northern extent of the western / north-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. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Conygre Mead County Wildlife Site (CWS) and Local Nature Reserve (LNR) is located approximately 400m south of the site. The Bristol River Avon County Wildlife Site aligns the southern boundary of Conygre Mead CWS and flows in an easterly direction and is approximately 450m from the site at its closest point. Public footpaths bisect and border the site (MALM7 and MALM8) and these footpaths lie within close proximity to other footpaths to the south of the site (MALM6, MALM3 and MALM5) which provide public access to Conygre Mead CWS / LNR and the Bristol River Avon CWS. Long Wood and Charlton Park County Wildlife Site which comprises areas of both ancient and semi-natural woodland and ancient replanted woodland, is located approximately 750m east of the site. 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. In terms of priority habitat, the site contains hedgerows with occasional broadleaved trees and tree lines that delineate the boundaries of fields on site. The area of grassland and scrub to the immediate south and west of the site, may contain grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. It is understood there are records of several bat species at the site including annex II species greater horseshoe bat, barbastelle, and lesser horseshoe. Hedgerow boundaries and tree lines likely afford foraging and commuting habitat for a range of bat species. Hedgerows, trees, and scrub habitats on site afford nesting opportunities for birds during the breeding season and provide foraging resources for birds during the winter.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. 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): Minor adverse effect	
Summary of SA Objective 1 • The site comprises predominantly pastoral fields bound by hedgerows with occasional hedgerow trees. It is possible that the western half of the field in the south of the site may be permanent grassland and appears to be less intensively managed than the eastern half of the field and potentially comprises semi-improved grassland. A drainage channel flows south along the northern extent of the western / north-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. • 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. • Conygre Mead County Wildlife Site (CWS) and Local Nature Reserve (LNR) and the Bristol River Avon County Wildlife Site lie in close proximity to the site. Public footpaths bisect and border the site and these footpaths lie within close proximity to other footpaths to the south of the site which provide public access to Conygre Mead CWS / LNR and the Bristol Avon River 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. • In terms of priority habitat, the site contains hedgerows with occasional broadleaved trees and tree lines that delineate the boundaries of fields on site. The area of grassland and scrub to the immediate south and west of the site, may contain grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • It is understood there are records of several bat species at the site including annex II species greater horseshoe bat, barbastelle, and lesser horseshoe. Hedgerow boundaries and tree lines likely afford foraging and commuting habitat for a range of bat species. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. • Overall, a minor 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 be built at an adequate density in order to maximise the efficient use of land. There is existing residential development to the west of this site which may indicate what densities could be achieved. Malmesbury contains a wide range of infrastructure, services and facilities. There are existing bus services serving nearby residential development and bus stops at Milbourne Lane which could potentially serve a development here. 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 some agricultural buildings therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If	This site consists mostly of greenfield, agricultural land which appears not to have been developed before. Significant contamination is therefore considered unlikely. Whychurch farm is included within the site and there may possibly be contamination issues associated with that which will need further investigation.

so, would this lead to issues of viability and deliverability?	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 mostly of Grade 3 agricultural land with some urban land in the south of the site. 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. Due to the size of this site, development is likely to lead to the loss of a significant amount of Grade 3 agricultural land. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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?	This is a large site and 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.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • It is considered that development of this site could be built at an adequate density in order to maximise the efficient use of land. • There are no opportunities to reuse Previously Developed Land • 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. • Due to the size of this site, development is likely to lead to the loss of a significant amount of Grade 3 agricultural land. • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a moderate adverse effect is considered most likely against this objective, given the size of the site and likely significant loss of Grade 3 agricultural land	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. Significant water infrastructure crosses the site. 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 foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Significant foul water infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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 and foul infrastructure cross the site. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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. This site falls within the noise path of WOMAD Festival when it operates for four days per year. The licence specifies noise levels which are permitted, and these may be detectable at residential premises. Whilst not being an infringement, this would be a consideration should the site be allocated for residential development.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

levels of traffic and poor air dispersal?	
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	A small proportion of the northern edge of the site (<5%) lies within the Health and Safety Executive's outer consultation zone of a major hazard site and/or major accident hazard pipeline. Further consultation would be required with HSE.
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. • There is potential for noise impacts on parts of the site, resulting from the nearby WOMAD festival which takes place for four days each year, which would be a consideration should the site be allocated for residential development. • Malmesbury does not have an AQMA, although 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. • A small proportion of the northern edge of the site (<5%) lies within the Health and Safety Executive's outer consultation zone of a major hazard site and/or major accident hazard pipeline. Further consultation would be required with HSE. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce significant amounts of greenhouse gases through the construction and occupation of the development. However, mitigation measures can 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. It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in 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.
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 river Avon runs approximately 0.5km southwest of the site. Another watercourse runs approximately 0.km northeast of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding,	There is minimal flood risk across the site from all sources. There are some very small areas of pluvial surface water flood risk. These could be mitigated by a surface water drainage strategy. Cumulative impacts have been scored medium. More stringent policy with regards 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 is not worsened elsewhere.

without 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?	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. Most of 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). The significant size of this site could allow for the provision of large areas of open space, but much of what is currently greenfield agricultural land will be developed. 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.
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 medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this significant sized site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. 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, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is possible for new development to be in flood zone 1. However, given that there is some flood risk to the site, and that development could worsen flood risk elsewhere, a minor adverse effect is likely where mitigation would be achievable.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This is a large site in Malmesbury so 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 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 capable of connecting to the local Grid without the need for further investment?	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. It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the size of the development. According to SSEN's generation availability map, the substation in Malmesbury is 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 substation in Malmesbury is constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And 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.
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.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy 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. • 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. • It is considered that the current energy infrastructure could struggle to cope with the increased demand of this site, increasing the cost associated with reinforcing the grid. 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. • 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. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites,	The site would impact on designated Malmesbury Conservation Area and on Grade II Listed Whychurch Farmhouse and outbuilding. The elevated southern half of site lies adjacent to the conservation area and is noted within Conservation Area Appraisal as a green area which contributes to the landscape setting of the town. Development would have a significant impact on views in and out of the town centre. The centre of the site wraps around farmhouse and farmstead and would completely

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?	remove its agricultural setting. Farmsteads have a fundamental relationship with their surrounding agricultural hinterland which contributes to their understanding and special interest. Development of the northern third of the site alongside the B4014 appears uncontroversial. However, any significant development of the elevated southern section and within the setting of the Whychurch Farm would be problematic. Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development across the majority of these parts of the site appears highly unlikely to be such that it can outweigh the harm to the designated assets. This area should be omitted from any allocation. The site includes various archaeological features of medium to high value, including bronze age pits and ditches in the northern site area associated with a Bronze age settlement, WWII Green Line runs along the western side of the site and enters the central site area of low to medium value and Ridge and furrow earthworks across the site and the site of a demolished Medieval Chapel of St Jones in the eastern site area, now occupied by Whitchurch Farm of low value. The site is also within the 100m buffer of several lower value features, including: - Undated ditches- possible drainage ditches- identified in aerial photographs in the western buffer area – low value - Medieval ditches identified during excavation in the north-west buffer area – low value - Undated pits identified by geophysical survey in the north-west buffer area – low value - Former Medieval settlement at Filands in the northern buffer area – site now developed – low value - Two destroyed C20 pillbox buildings in the buffer area (northern buffer and eastern buffer) – low value - Five demolished C19 farm buildings in the eastern buffer area – low value - Four extant farmsteads noted on the HER in the northern buffer area (Filands Farm, Orchard Farm, Sunnyhill Cottage and Filands House) - Two extant buildings in the south-west 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 archaeological remains on the site. Based on evidence that is currently available and known, the site appears to be unknown. Following further investigation, mitigation strategy could include preservation in situ where necessary, potentially in the northern site area where Bronze age remains may extend into the site. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Alternatively, mitigation strategy could include preservation by record where preservation in situ is not required. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate though this could reduce following further investigation. The northern half of the site is characterised as 21st century amalgamated fields with former piecemeal field character remaining legible, and ridge and furrow earthworks possibly also remaining legible in aerial photographs which are highly sensitive with most of the southern portion of the site is characterised as 19th to 21st century piecemeal fields with tracks running across the field infers previous character as open land that are not highly sensitive. A small area in the southern boundary of the site is characterised as a 21st century cricket ground. Also, historic maps show tracks running through the field indicates previous character as open land again 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 retention of surviving historic landscape elements such as ridge and furrow (i.e. in the northern site area) within the design of future development. The potential for significant adverse historic landscape effects is low.
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the	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 adjacent 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.

management objectives of Conservation Areas?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • The potential for significant adverse heritage/conservation effects is high. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is low. • The site is adjacent to a conservation area. • Overall, a moderate adverse effect is likely.	
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…	
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 650m to the southwest while Long Wood Ancient Woodland lies approximately 800m to the east. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	Sitting to the northeast of Malmesbury, the landform within the site is gently undulating, rising gently from the River Avon (Tetbury Branch) south of the site, to a high area of approximately 90m AOD across the centre of the site. It slopes down to the west, forming a distinctive bank to the edge of residential development on Reeds Farm Road/Webbs Way. Landform is generally flatter through the north of the site, with some local undulation. The southeast of the site forms a raised bank along the B4040 as it slopes down towards the River Avon. The site comprises predominantly pastoral fields bound by low hedgerows with occasional hedgerow trees while the south of the site is formed of a larger field that encompasses Malmesbury Cricket Club grounds. Much of the southern site boundary is formed by a woodland edge, which is the north edge of the wooded banks of the River Avon (Tetbury Branch) that flows through the historic centre of Malmesbury. A strong line of mature trees continues around the southeast and southwest of the site, along the B4040 and settlement edge respectively. Trees continue around the base of the slopes along the residential edge in the west of the site, including tree boundaries and small copses around informal public green space that extends east of the settlement edge into the site. A hedgerow and tree boundaries continue around much of the settlement edge forming the west site boundary. Tree cover is reduced in the north of the site. Predominantly rural in character, the site is generally separated from the adjoining suburban settlement by landform and substantial tree boundary vegetation. It forms the transition from the edge of the market town to the outlying rural settlements at Filands and Milbourne. The site is within an undesignated landscape. It is part of a relatively simple landscape that contains some distinctive landscape elements and features of cultural and heritage value in proximity to the site, including public green space, the cricket ground in the south of the site and iconic abbey forming the skyline to the south. The landscape is in generally moderate condition. The generally intact field boundary features and woodland edge contribute to the local sense of place, with occasional intrusions from the new settlement edge to the northwest and commercial land use to the northeast. Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the south of the site where it contributes to the setting of the abbey and wooded edge to the market town. The site has generally medium to limited capacity to accommodate development, with more limited capacity through the south. The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the north of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. Potential for significant adverse effects include the following:

	• Potential for built form to be intrusive in the rural landscape that contributes to the approach to and setting of the abbey and market town on the River Avon and separation from outlying rural settlements. • Potential loss of rural settlement pattern and coalescence with outlying rural settlements resulting in sprawl of the historic market town. • Potential loss of hedgerows and mature trees that contribute to soft, well-integrated settlement edges and the wooded river corridor. • Potential loss or alteration to character of public rights of way and public green space including the local cricket ground, which connect through the site. Scope for mitigation include the following: • Avoid development that would introduce uncharacteristic scale, type and form of development and form a harsh settlement edge, particularly on the distinctive roadside bank to the southeast. • Limit development in the south/southeast of the site to prevent coalescence and retain the rural character and separate identity of Malmesbury and surrounding rural settlements. • Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to transitional settlement edges and maintains green links through the landscape. • Retain public rights of way and green space as part of the development to contribute to placemaking quality and provide multifunctional spaces/corridors as part of a local green infrastructure network.
3. Protect and enhance rights of way, public open space and common land?	A number of public rights of way cross the site, linking Malmesbury to outlying settlements including Charlton Park to the northeast. Particularly noted is the connection through the south of the site to Lover's Lane/Mill Lane that connects through to Malmesbury Abbey. Malmesbury Abbey is a distinctive, imposing building that characterises the skyline of Malmesbury. There is also a public footpath and number of informal footpaths within the public green space to the west of the site. The Wiltshire Cycleway and National Cycle Route 254 follows the B4040 around the south of the site. There is opportunity to create biodiverse, accessible and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site, conserving existing public space and rights of way.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the north of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. • The Cotswolds AONB sits approximately 650m to the southwest while Long Wood Ancient Woodland lies approximately 800m to the east. • Siting to the northeast of Malmesbury, the site comprises predominantly pastoral fields bound by low hedgerows with occasional hedgerow trees along with cricket grounds to the south. Much of the southern site boundary is formed by a woodland edge, which is the north edge of the wooded banks of the River Avon. The landform within the site is gently undulating, rising gently from the River Avon (Tetbury Branch) south of the site, to a high area of approximately 90m AOD across the centre of the site. • Predominantly rural in character, the site is generally separated from the adjoining suburban settlement by landform and substantial tree boundary vegetation. • A number of public rights of way cross the site, linking Malmesbury to outlying settlements including Charlton Park to the northeast, one linking through to Malmesbury Abbey. There is also a public footpath and number of informal footpaths within the public green space to the west of the site. • The site is within an undesignated landscape. The landscape is in generally moderate condition, the generally intact field boundary features and woodland edge contributing to local sense of place. • The site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the south of the site where it contributes to the setting of the abbey and wooded edge to the market town. The site has generally medium to limited capacity to accommodate development, with more limited capacity through the south. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.	
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 **Decision-Aiding Questions. Will the development site…**	

1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 moderate number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Malmesbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The site is subject to variable topography which may limit the developable area and number of homes to be delivered. Should this medium sized 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 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.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this medium sized site is capable of bringing forward a moderate amount of affordable housing as part of any development. • The site would be likely to support a wide range of high-quality house types, tenures and sizes to meet different needs. • Overall, a moderate positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is large, particularly when compared to other sites at Malmesbury. The site is in a prosperous area of low deprivation. However, the site would result in a number of new jobs and homes that could have some benefit for the town overall, including areas where slightly more deprivation is apparent. The site has the potential to deliver up to 425 homes of all types and tenures. The site could deliver a good level of affordable housing. There could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated approximately 1.3km away from the site. which would be likely to deliver enhancements to the existing sustainable transport network as a part of a development. The Wortheys Sports Ground is situated to the south of the site. There is an opportunity to consider the enhancement of this facility as part of wider amenity greenspace on site. There are also areas of existing woodland that provide an opportunity for amenity greenspace onsite, as well as good access to the Tetbury Avon. Housing development at this site could generate the need for 39-55 early years places, 94-132 primary school places and 67-94 additional secondary places. Financial contributions would be required to expand existing or new provision to meet the education needs arising from this site. Malmesbury Primary Care Centre is positioned approximately 1-2km from the site at the nearest and farthest boundaries. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural,	The large scale of the site suggests that it could be capable of delivering a mixed-use development but is less likely to deliver new community uses. Wortheys Sports Ground could benefit from development in this location, through monies or new users. There could be improvements to public rights of way MALM3, MALM5, MALM6, MALM7 and MALM8.

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?	Development would extend Malmesbury towards the north and east. This would grow the town towards Milbourne. There may be some benefit to surrounding rural communities in these directions and at Milbourne, however the north and eastern site boundaries follow the road pattern. This could impact the ability of rural communities to access new services and facilities on this site. Albeit there could still be benefits of affordable housing delivery and increased connectivity in this area. Nonetheless, the site would be predominately serving Malmesbury and as such positive effects in reducing the adverse impacts of rural isolation would be limited.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation, although it could have positive impacts for Malmesbury overall. • Site is likely to provide a significant number of affordable homes as part of a housing development. • Reasonably good access to the town centre and the sustainable transport network could be improved through a development of this size. • A large site that could deliver onsite greenspace and community facilities, taking advantage of existing recreational space at the sports ground. • Financial contributions would be required to expand offsite education facilities. • Relatively good access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. • Overall, a moderate significant 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?	Given the size of this site, some form of mixed-use development is considered to be achievable. The site is likely to be limited in its access aspirations to connectivity to the B4040. Alternative access from the B4014 (Tetbury Road) is limited due to planning permission granted for 19/11569/OUT, which seeks to provide an access from this road and additional accesses would be considered unsafe due to multiplicity, driver confusion and the potential for rear shunt collisions. Access from the A429 is restricted due to limited distance between roundabout junctions and the strategic nature of the link. A potential link for some housing would be beneficially achieved from Reeds Farm Road, however this is not achievable from within the site boundary. With regards to ped access, Reeds Farm Road, and Lovers Lane present opportunities to access into the Town Centre, however the limited nature of these presents a development where residents will likely rely on the car for most journeys. A service vehicle access could be possible from Lacemakers Road; however, this would encroach on private property which would present challenges with obtaining planning permission.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles due to spatial, planning and safety constraints. The lack of high-quality active travel infrastructure to the site and the need for creation of an access would be challenging to accompany in unison. The lack of rail accessibility and strategic bus access also constrain the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from Lacemakers Road. The LPA should be engaged with early to determine if an access can feasibly be created from Lacemakers Road. The X99 should be extended to provide an evening service, linking the site to Chippenham. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include:

	- Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align - Development to contribute towards road and pavement improvements and maintenance where appropriate - Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There are multiple existing public rights of way which link to the proposed development site. These public rights of way form a network with other public rights of way within Malmesbury that link into Malmesbury Town Centre. However, the active travel infrastructure on these public rights of way is limited, and the routes are not the most direct into the town centre. As a result of this, residents at the development site will be likely to rely on the car for most journeys. **Bus:** There are existing bus stops within 400m of the site, located on the A429. The services running from these bus stops are the 90 and X99. The 90 is a local Malmesbury service, connecting the development site to local trip generators with an hourly frequency. The X99 is an extension of the 99 service, running once at 7am in the morning Monday-Friday from Malmesbury to Chippenham. Due to the high number of dwellings at the proposed site and the infrequency of the X99, an extension to the X99 should be considered. An additional evening service would help to increase patronage and encourage modal shift to the bus for travel from work for the development site. **Rail:** There are no railway services in Malmesbury, however the X99 provides a link to Chippenham which has a railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** An access built from Lacemakers Road would need to be widened significantly from the existing footpath that connects Lacemakers Road to the development site, to accommodate service vehicles. **Car:** Cars accessing the site would be required to navigate through a quiet, residential area to access the proposed development site. The high volume of peak vehicle generation from the site could cause congestion along Lacemakers Road. This is due to competition between the vehicles from the development site, as well as vehicles currently residing in Lacemakers Road.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • Given the size of this site, some form of mixed-use development is considered to be achievable. **Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles due to spatial, planning and safety constraints. The lack of high-quality active travel infrastructure to the site and the need for creation of an access would be challenging to accompany in unison. The lack of rail accessibility and strategic bus access also constrain the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from Lacemakers Road. The LPA should be engaged with early to determine if an access can feasibly be created from Lacemakers Road. The X99 should be extended to provide an evening service, linking the site to Chippenham. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: - Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align - Development to contribute towards road and pavement improvements and maintenance where appropriate - Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • Overall, given the issues noted above, a moderate 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)?	Malmesbury town centre is situated approximately 0.3-1.3km away from the site. This reflects the extent of this large site, which would be likely to deliver enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station, but a development of this site could enhance the town's existing bus network and overall sustainable transport enhancements.

	The site would be able to support a mixed-use development. This suggests the site would be able to provide significant 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 Tetbury and Swindon.
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 approx. 0.6-1km away from protected employment land at the Dyson site and is situated in close proximity to the Malmesbury garden centre site which has consent for redevelopment to provide a food store. The site is very large and has good access to the strategic road network via the A429. The site is likely to be able to support a good amount of employment land that could meet a range of needs, this could support diversification of the local employment market away from Dyson and provide higher skilled employment. Job growth at the town has been significant since 2009 and residential development is likely to be able to provide good support through an enhanced labour market. The absence of a train station at Malmesbury may hinder the town in attracting higher skilled employment, however reasonably good access to Swindon and the M4 remains apparent despite the location of this site and new sustainable transport links across the site could enhance economic opportunities to this regard. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site.
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?	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. 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.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	A site of this size could provide mixed-use development that includes a balance of employment and residential land to meet a range of needs. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes to create linkages to existing employment land.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 12 • Connectivity between the site and the town centre is good. The large size of the site suggests that new homes and jobs would lead to a significant number of new users of the town centre. • Sustainable transport enhancements are required across the site and to the surrounding area to support access to onsite and offsite employment uses. • The site benefits from access to existing employment land at the Dyson site. • The site is large and likely to be capable of delivering a mixed-use development. • Although there is good access to Swindon and the M4, Malmesbury is disadvantaged overall due to a lack of a train station at the town. • Overall, a major significant positive effect is considered likely.	

Site Number and SHELAA ref(s): Site 2 (SHELAA site 3735) **Site name:** Land NE of Priory Roundabout (A429) **Site size:** 2.01 ha **Site capacity:** approximate range 50 - 70 dwellings **Site description:** This is a small site in south-east Malmesbury. The site lies to the east of the A429, north-east of Priory roundabout. The river Avon runs approximately 100m to the north of the site. The site is surrounded by agricultural land to the north and east and developed land 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?	The site comprises a single field with a small building in the southeast corner. It is bound by a hedgerow with mature trees to the west, along the edge of the A429. This continues around the north boundary of the site. The east site boundary is formed by a hedgerow with occasional trees and the south boundary by a fence to the adjoining small fields. Tree boundaries are well connected through the local landscape, to an area of new woodland to the northeast of the site and along the river corridor. Development at the site would introduce built environment and external artificial lighting within closer proximity of the Bristol Avon River thereby potentially adversely affecting the ecological function of this stretch of the river if appropriate avoidance and mitigation measures are not implemented. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The Bristol River Avon County Wildlife Site (CWS) is approximately 90m north of the site and Conygre Mead County Wildlife Site and Local Nature Reserve (LNR) is located approximately 580m northwest of the potential allocation site. Development at the site would introduce built environment and external artificial lighting within closer proximity of the Bristol Avon river thereby potentially adversely affecting the ecological function of this stretch of the river. 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. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the river. In terms of priority habitat, the western site boundary adjacent to the A429 is delineated by a line of a line of broadleaved trees and hedgerow / scrub, and the northern boundary is also lined with broadleaved trees. Hedgerow interspersed with occasional broadleaved trees lines the eastern and southern boundaries of the site. Given proximity to the flood zones associated with the Bristol Avon river, it is possible that the grassland supports lowland floodplain meadow species and may be species-rich and could qualify as meadow / grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The stretch of the river to the east of the A429 is currently bordered by greenfield land, and the unlit riparian corridor likely serves as an important commuting route / flyway and wildlife corridor for species. The hedgerows and tree lines at the site are likely to be used by commuting and foraging bats and a number of bat species have been recorded in the locality of the site. Hedgerows, trees, and scrub habitats on site afford nesting opportunities for birds during the breeding season. If the grassland comprises hay meadow, this can provide a source of food for seed-eating birds. Hay meadow can also provide nesting habitat for ground-nesting birds. Otter has been consistently observed along the river to the immediate north and northeast of the site, water vole has also been recorded along the river and badgers recorded in the vicinity of the site.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Provision of greenspace / public open space to be used by residents for walking / dog walking incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the river. 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. The Bristol Avon River is identified as a Strategic Green and Blue Infrastructure (GBI) and so should be protected and enhanced to strengthen GBI networks across the county and to aid functional habitat connectivity between ecological stepping stones.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site comprises a single field bound by a hedgerow with mature trees to the west and north site boundary. The east site boundary is formed by a hedgerow with occasional trees. Tree boundaries are well connected through the local landscape, to an area of new woodland to the northeast of the site and along the river corridor. • 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 Bristol Avon River County Wildlife Site (CWS) is approximately 90m north of the site and Conygre Mead County Wildlife Site (CWS) and Local Nature Reserve (LNR) is located approximately 580m northwest of the potential allocation site. Development at the site would introduce built environment and external artificial lighting within closer proximity of the Bristol Avon river thereby potentially adversely affecting the ecological function of this stretch of the river. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the river. • In terms of priority habitat hedgerow and tree boundaries are key features of the site. Given proximity to the flood zones associated with the Bristol Avon River, it is possible that the grassland supports lowland floodplain meadow species and may be species-rich and could qualify as meadow / grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • The stretch of the river to the east of the A429 is currently bordered by greenfield land, and the unlit riparian corridor likely serves as an important commuting route / flyway and wildlife corridor for species. The hedgerows and tree lines at the site are likely to be used by commuting and foraging bats and a number of bat species have been recorded in the locality of the site. Otter has been consistently observed along the river to the immediate north and northeast of the site, water vole has also been recorded along the river and badgers recorded in the vicinity of the site. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones alongside the provision of greenspace / public open space to be used by residents for walking / dog walking incorporated with any layout for development at the site. 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 may not deliver adequate densities in order to maximise the efficient use of land. There is little existing residential development this side of the A429 and the existing residential development to the south of this site is fairly low density. Malmesbury does contain a wide range of infrastructure, services and facilities and there are existing bus services along the B4042 which could potentially serve a development here.

	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 or few opportunities to maximise the reuse of PDL. There is one small building in the south-east corner of the site.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site consists of greenfield, agricultural land which appears not to have been developed before. Significant contamination is therefore considered unlikely. 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 mostly of Grade 3 and 4 agricultural land with some urban land in the south of the site. 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. Due to the relatively small size of this site, the loss of agricultural land would not be considered significant. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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 relatively small though so any such infrastructure is unlikely to be extensive. 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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • It is considered that development of this site may not be able to deliver appropriate densities given its location • There are no or few opportunities to reuse Previously Developed Land • 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 • Development of this site would likely lead to a permanent loss of Grades 3 and 4 quality agricultural land but given the small site size, this would not be considered significant	

• The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner Decision-Aiding Questions. Will the development site…	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. 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 foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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. • 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. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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. There is potential for adverse noise arising from nearby commercial premises (supermarket and its operations and other commercial noise sources) and road traffic. Noise impact assessment would be required.

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?	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
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. • There is potential for adverse noise arising from nearby commercial premises (supermarket and its operations and other commercial noise sources) and road traffic. Noise impact assessment would be required. • Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	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. 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.
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	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 watercourse to the site is the River Avon approximately 100m to the north of the site.

developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low groundwater flood risk across approximately half of the site. This means groundwater levels are 0.5-5m below the ground surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is no known existing surface water flooding risk on the site. Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate 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?	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, which could enable 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 small site in Malmesbury, 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. The use of some types of SuDS may be inhibited by high groundwater levels.
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. • There is a low groundwater flood risk across much of the site which could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. • 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 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. • 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 high groundwater levels and 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…**	
1. Support the development of renewable and low	As this is a 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:

carbon sources of energy?	• maximises the potential for suitable development. • considers identifying suitable areas and options 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 capable of connecting to the local Grid without the need for further investment?	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 substation in Malmesbury is 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 substation in Malmesbury is also constrained, therefore could potentially struggle to withstand further significant demand. 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.
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, being 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 6 • 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. • There will need to be a positive strategy for energy from developers, for example, solar panels and energy efficiency measures. • 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. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could withstand further development however further discussions with SSEN would be required. • 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.	

SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
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?	There are no designated conservation assets affected. The site includes various archaeological features of including Medieval coin findspot on western edge of site of low value and medieval / post-medieval ridge and furrow of very low value. The site is also within the 100m buffer of several high value features, including Late Iron Age ditches in west area of buffer zone, Roman settlement remains in western area of the buffer, Roman pits near settlement in west area of buffer and undated quarry remains of moderate value and Roman brooch fragments findspot western area of buffer zone of low value. Based on evidence that is currently available and known, the site appears to be heavily constrained by archaeological remains. The site has been subject to a geophysical survey and an evaluation. Not all of the site has been investigated and still have potential for archaeological remains. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. A mitigation strategy could include preservation by record where relevant, i.e. via watching brief. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high. The site characterised as modern field comprising amalgamated post-medieval piecemeal enclosure, still legible, and traces of ridge and furrow reportedly still legible which is highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Further research is likely needed to identify survival and extent of potential ridge and furrow earthworks in the east of the site, possibly via site survey. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as ridge and furrow (i.e. in the east of the site) 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.
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 in close proximity to a conservation area with the A429 between the conservation area and site. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is low. • The site is not located near to a conservation area. • Overall, a moderate adverse effect is likely.	
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…**	
1. Minimise impact on and, where appropriate,	The Cotswolds AONB sits approximately 1km to the northwest while the Long Wood ancient woodland lies approximately 1.6km to the northeast of the site. Development will need to be sensitive to these designated landscapes.

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?	The site is located to the southeast of Malmesbury, on the north edge of Burton Hill to the south of the River Avon and east of the A429 bypass. The site forms part of the gently undulating landscape that slopes down to the north towards the river. The tree-lined river is a distinctive landscape feature which meanders through Malmesbury and flows into the countryside to the north of the site. The site is part of a small scale, wooded, pastoral landscape to the north of Burton Hill. This is in contrast with the more open, arable landscape to the north of the River Avon to the north of the site. The site comprises a single field with a small building in the southeast corner. It is bound by a hedgerow with mature trees to the west, along the edge of the A429. This continues around the north boundary of the site and contributes to separation of the site from the main settlement area of Malmesbury. The east site boundary is formed by a low hedgerow with occasional trees and the south boundary by a fence to the adjoining small fields. Tree boundaries are well connected through the local landscape, to an area of new woodland to the northeast of the site and along the river corridor. The site has a generally strong rural character that is separate from the main settlement area and well-screened from the A429. The site is within an undesignated landscape. The site itself is relatively ordinary and in generally moderate condition, contributing to local sense of place associated with the small-scale landscape north of Burton Hill. It is a locally enclosed site with a strong sense of separation from the main settlement of Malmesbury and is more connected to the more rural settlement of Burton Hill. Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north of the site where development would encroach on the river corridor. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built development to form a detached and abrupt, new settlement edge and result in coalescence of Malmesbury and Burton Hill. • Potential for development to be intrusive in the rural landscape setting and alter the rural character of the river valley to the southeast of Malmesbury. • Potential loss of hedgerows, riparian vegetation and mature trees that contribute to the treed river corridor and rural landscape setting. Scope for mitigation includes the following: • Limit height of development to conserve treed skylines and visual associations with the river valley. • Limit the scale and density of development, in keeping with the rural landscape qualities of the existing settlement of Burton Hill. • Limit development in the north of the site to ensure that it does not harmfully encroach into the river corridor. • Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to appropriate buffers to the river and existing settlement edges.
3. Protect and enhance rights of way, public open space and common land?	A public footpath passes around the north edge of Burton Hill, along the south site boundary and linking along the main roads, east to the river and west through the meadows. There is no public open space or common land within this site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The Cotswolds AONB sits approximately 1km to the northwest while the Long Wood ancient woodland lies approximately 1.6km to the northeast of the site. • The site forms part of the gently undulating landscape that slopes down to the north towards the river. The tree-lined river is a distinctive landscape feature which meanders through Malmesbury and flows into the countryside to the north of the site. • The site comprises a single field with a small building in the southeast corner. It is bound by a hedgerow with mature trees to the west, along the edge of the A429. This continues around the north boundary of the site and contributes to separation of the site from the main settlement area of Malmesbury.	

• The site has a generally strong rural character that is separate from the main settlement area and well-screened from the A429. • It is a locally enclosed site with a strong sense of separation from the main settlement of Malmesbury and is more connected to the more rural settlement of Burton Hill. • The site is of generally medium landscape sensitivity to development, with higher sensitivity to the north of the site where development would encroach on the river corridor. The site has generally medium capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this objective.	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 Malmesbury.
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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • 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. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is small and within a prosperous area with low levels of deprivation, positive effects through reducing deprivation will therefore be extremely limited. The site has the potential to deliver up to 107 homes of all types and tenures. The site could deliver some affordable housing. Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated approximately 0.5km to the north west of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. The River Avon and St Aldheim Mead are nearby amenity greenspaces. The site is unlikely to support onsite recreational greenspace. Housing development at this site could generate the need for 7-9 early years places, 16-22 primary school places and 11-15 additional secondary places. Financial contributions would be required to create places in existing early years facilities, expansion of Malmesbury Primary School and the secondary school.

	Malmesbury Primary Care Centre is positioned approximately 0.3km from the site to the south-west. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is small, so would be unlikely to support a mixed-use development incorporating community facilities. It is further unlikely that a development would make a significant contribution to the enhancement of existing facilities. There could be improvements to public right of way MALM19.
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?	Development would extend Malmesbury towards the east although existing residential buildings to the south and east of the site are within the settlement boundary. Any additional benefits to the wider rural communities east of Malmesbury would be extremely limited due to the site of the site.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation. • Site is likely to provide some affordable homes as part of a housing development. • Good access to the town centre. • Education needs could be met through the expansion of existing facilities. • Very good access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing 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?	Given the size and location of this site, a mixed-use development is considered to be unlikely. The proposed development site has the potential to be accessed from the A429 via an existing track which leads into the site. However, this access is close to Priory Roundabout, a complex busy junction. Therefore, an access built from the existing track could increase the chance of collision along the A429. Priory Lane also connects to the proposed development site as a potential access. However, this is a private road where access would be unfeasible due to high costs and planning permission complexities.
2. Provide suitable access and not significantly exacerbate	**Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles due to spatial, planning and safety constraints. The lack of high-quality active travel infrastructure to the site and the need for creation of an access would be challenging to accompany in unison. The lack of rail accessibility also constrains the site.

issues of local transport capacity?	**Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from the A429. If this access is built, the junction with the A432 should be upgraded to provide a safe entry onto the highway from the development site – however this is unlikely to be economically feasible due to the low amount of trip generation from the site. **Necessary Strategic Mitigation:** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There is an existing public right of way (MALW19 which connects the proposed development site to the B4042. However, the B4042 has low-quality active travel infrastructure. The footways on the A429 are covered in vegetation, as well as this, the busy nature of the road will not encourage active travel from the site if an access were to be built from the existing track. As a result of this, residents at the development site will be likely to rely on the car for most journeys. **Bus:** There are existing bus stops within 400m of the proposed development site, either side of Priory Roundabout on the B4042. The services running from these are the 93A, 90, C62, X99 and the X79. While these services are infrequent, they provide links from the proposed development site to local trip generators in Malmesbury, Cirencester College, Yate, Chippenham, and Bath. Due to the low number of dwellings at the site, it is deemed that bus demand from the site would be supported by existing services. Therefore, the site is deemed to have strategic bus access. **Rail:** There are no railway services in Malmesbury, however the existing bus services provide links to Cirencester, Yate, Chippenham, and Bath, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** The existing access from the A429 would need to be widened to accommodate service vehicles. **Car:** The site is located on an A road, providing easy access by car if the existing access were to be upgraded and widened. The number of trips generated by the site per hour is negligible when compared to the traffic flows on the A429, meaning there are unlikely to be capacity constraints.
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 to be unlikely. **Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles due to spatial, planning and safety constraints. The lack of high-quality active travel infrastructure to the site and the need for creation of an access would be challenging to accompany in unison. The lack of rail accessibility also constrains the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from the A429. If this access is built, the junction with the A432 should be upgraded to provide a safe entry onto the highway from the development site – however this is unlikely to be economically feasible due to the low amount of trip generation from the site. **Necessary Strategic Mitigation:** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • 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	Malmesbury town centre is situated approximately 0.5km to the north west of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station. The site would be able to provide some 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 Tetbury and Swindon.

town centres, built up areas, station hub)?	
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 approx. 1.7km from employment land at the Dyson site. The site is smaller and unlikely to be able to provide an employment development to meet a wide range of needs. However, the site does adjoin the strategic road network to the west with the A429 providing access to the north and south. The location of the site could make it attractive to higher skilled employment and it could help to bring forward employment diversification in the area. A residential development could also have benefits in a town where employment growth has been significant since 2009. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site.
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?	A small site that is less likely to deliver employment alongside housing and associated infrastructure. There is some potential for a smaller mixed-use development . 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 north of residential development and to the east of an existing supermarket. Development in this location would be placed away from protected employment land. Although Malmesbury is small, an employment development is likely to have increased benefits of reducing travel to work distances in this area of the town.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • There is very good connectivity from the site to the town centre. But the site is smaller. • The site is located very near to residential and is situated away from to protected employment land. • The site has good access to the A429. Lacking very good strategic sustainable transport connectivity e.g. the railway. • The site could support existing employment land, most likely through residential development. • Overall, a minor positive effect is likely.	

Site Number and SHELAA ref(s): Site 3 (SHELAA site 3684)
Site name: Land at Cowbridge Farm
Site size: 2.36 ha **Site capacity:** approximate range 59 - 83 dwellings

Site description: This is a small site to the south-east of Malmesbury. The site lies north of a development along the B4042 and is surrounded by agricultural land to the north and west. The River Avon runs approximately 100m away from the north of the site and flows round the east of the site, maintaining a similar distance away.	
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?	The site comprises a single field, appearing as permanent grassland, with a small building on the eastern edge. It is bound by a field boundary hedgerow with occasional mature trees to the west. The hedge and tree boundary continues around the north of the site along an access track. The south and east site boundaries are defined by boundary hedges and fences to private gardens of adjoining residential properties. A broadleaved tree which may be a semi-mature / mature oak, exists in the south 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The Bristol Avon River County Wildlife Site (CWS) is approximately 120m northeast of the site. Public footpaths that are readily accessible from the site run along the riverbank. Residents of development at the site would therefore be able to readily gain access to the river corridor for the purposes of walking / dog walking, and more "desire lines" may also form. 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. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the river. In terms of priority habitat, hedgerows / broadleaved tree lines delineate the western, southern, and northern boundaries of the site as well as the southern section of the eastern site boundary. Given proximity to the flood zones associated with the Bristol Avon River, it is possible that the grassland supports lowland floodplain meadow species and may be species-rich and could qualify as meadow / grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The Bristol Avon River likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats given connectivity with other suitable bat habitat off-site and within the surrounding countryside, as well as proximity to the Bristol Avon River which is likely to be a key flightline for bats. Hedgerows, trees, and scrub habitats on site afford nesting opportunities for birds during the breeding season and winter foraging opportunities. If the grassland comprises hay meadow, this can provide a source of food for seed-eating birds whilst also providing nesting habitat for ground-nesting birds.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Provision of area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site. 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. The Bristol Avon River is identified as a Strategic GBI Corridor and should be protected and enhanced to strengthen GBI networks across the county and to aid functional habitat connectivity between ecological stepping stones.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site comprises a single field, appearing as permanent grassland, bound by a field boundary hedgerow with occasional mature trees. A broadleaved tree which may be a semi-mature / mature oak, exists in the south 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. • The Bristol Avon River County Wildlife Site (CWS) is approximately 120m northeast of the site. Public footpaths that are readily accessible from the site run along the riverbank. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the river. • In terms of priority habitat, hedgerows / broadleaved tree lines delineate the western, southern, and northern boundaries of the site as well as the southern section of the eastern site boundary. Given proximity to the flood zones associated with the Bristol Avon River, it is possible that the grassland supports lowland floodplain meadow species and may be species-rich and could qualify as meadow / grassland priority habitat / HPI. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • The Bristol Avon River likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats given connectivity with other suitable bat habitat off-site and within the surrounding countryside, as well as proximity to the Bristol Avon River which is likely to be a key flightline for bats. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones alongside the provision of an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site. 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 be built at an adequate density in order to maximise the efficient use of land. There is existing residential development to the south and east of this site which may indicate the kind of densities that could be achieved. Malmesbury contains a wide range of infrastructure, services and facilities. There are existing bus services along the B4042, approx. 140m to the south of this site, which could potentially serve a development here. 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 site consists of greenfield, agricultural land which appears not to have been developed before. Significant contamination is therefore considered unlikely. 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 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. Due to the relatively small size of this site, development would not lead to the loss of a significant amount of agricultural land. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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 relatively small though so any such infrastructure is unlikely to be extensive. 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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • It is considered that development of this site could be built at an adequate density in order to maximise the efficient use of land • There are no opportunities to reuse Previously Developed Land • 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 • Development of this site would likely lead to a permanent loss of Grade 3 quality agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner	

Decision-Aiding Questions. Will the development site…	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. With regard to foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Significant water infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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 moderate 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. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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. The site is within the odour zone of the Malmesbury Water Recycling Centre, which would require further assessment and may require mitigation such as separation distance.

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?	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
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. • The site is within the odour zone of the Malmesbury Water Recycling Centre, which would require further assessment and may require mitigation such as separation distance. • Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	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. 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.
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 watercourse to the site is the River Avon approximately 200m to the north and 150m east of the site.

3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is minimal groundwater or surface water flood risk to the site. Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate 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?	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 about 1km from the town centre, which could enable 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 small site in Malmesbury, 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. The use of some types of SuDS may be inhibited by high groundwater levels.
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 high. More stringent policy with regards the control of surface water discharges from new development is required. • 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 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. • 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…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a 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: • maximises the potential for suitable development. • considers identifying suitable areas and options 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 capable of connecting to the local Grid without the need for further investment?	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 substation in Malmesbury is 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 substation in Malmesbury is constrained, therefore could potentially struggle to withstand further significant demand. 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.
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, being 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 6 • 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. • There will need to be a positive strategy for energy from developers, for example, solar panels and energy efficiency measures. • 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. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could struggle to withstand further development without reinforcement works however further discussions with SSEN would be required. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	

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?	There are no designated conservation assets affected. The site includes various archaeological features including undated settlement earthworks encroach site of moderate value and medieval / post-medieval ridge and furrow of very low value. The site is also within the 100m buffer of a WWII pillbox in Northern area of buffer zone of very low value. Based on evidence that is currently available and known, the site appears to be heavily constrained by archaeological remains. The site has not been subject to archaeological investigation; therefore, further investigation is likely needed to identify the presence and significance of as yet unknown archaeological remains 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. The site is characterised as modern field comprising amalgamated post-medieval piecemeal enclosure, still legible, and traces of ridge and furrow reportedly still legible which is highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Further research is likely needed to identify survival and extent of potential ridge and furrow earthworks in the east of site, possibly via site survey. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as ridge and furrow (i.e. in the east of the site) field patterns, hedgerows and mature trees, within future development.
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
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely.	
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…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and	The Cotswolds AONB sits approximately 1.4km to the northwest of the site while the Long Wood ancient woodland lies approximately 1.6km to the northeast. Development will need to be sensitive to these designated landscapes.

AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is located to the southeast of Malmesbury, in the east of Burton Hill to the south of the River Avon. The site forms part of the gently undulating landscape that slopes down, to the north towards the river. The tree-lined river is a distinctive landscape feature which meanders through Malmesbury and flows into the countryside to the north of the site. The site is part of a small scale, wooded, pastoral landscape to the north of Burton Hill. This is in contrast with the more open, arable landscape to the north of the River Avon to the north of the site. The site comprises a single field with a small building on the east edge. It is bound by a field boundary hedgerow with occasional mature trees to the west. The hedge and tree boundary continues around the north of the site along an access track. The south and east site boundaries are defined by boundary hedges and fences to private gardens of adjoining residential properties. The site has a generally strong rural character that is separate from the main settlement area of Malmesbury and related to the more rural settlement of Burton Hill. The site is within an undesignated landscape. The site itself is relatively ordinary and in generally moderate condition. It contributes to the local sense of place associated with the small scale, enclosed landscape that characterises the river valley north of Burton Hill. The site is separated from the main settlement of Malmesbury by fields and vegetation and is more connected to the rural settlement of Burton Hill. Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north of the site where development would encroach on the river corridor. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to form a detached and abrupt, new settlement edge that would alter the rural settlement character and be intrusive in the rural landscape setting. • Potential for development to be intrusive in the rural landscape setting and alter the rural character of the river valley to the southeast of Malmesbury. • Potential loss of hedgerows, riparian vegetation and mature trees that contribute to the treed river corridor and rural landscape setting. Scope for mitigation includes the following: • Limit height of development to conserve treed skylines and visual associations with the river valley. • Limit the scale and density of development, in keeping with the rural landscape qualities of the existing settlement of Burton Hill. • Limit development in the north of the site to ensure that it does not harmfully encroach into the river corridor. • Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to appropriate buffers to the river and existing settlement edges.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way within the site. A public footpath passes around the north edge of Burton Hill and links along the main roads, and along the river to the east of the site. There is no public open space or common land within this site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The Cotswolds AONB sits approximately 1.4km to the northwest of the site while the Long Wood ancient woodland lies approximately 1.6km to the northeast. • The site forms part of the gently undulating landscape that slopes down, to the north towards the river. The tree-lined river is a distinctive landscape feature which meanders through Malmesbury and flows into the countryside to the north of the site. • The site comprises a single field with a small building on the east edge. It is bound by a field boundary hedgerow with occasional mature trees to the west. The hedge and tree boundary continues around the north of the site along an access track. • The site has a generally strong rural character that is separate from the main settlement area of Malmesbury and related to the more rural settlement of Burton Hill. • The site itself is relatively ordinary and in generally moderate condition. It contributes to the local sense of place associated with the small scale, enclosed landscape that characterises the river valley north of Burton Hill.	

• The site is of generally medium landscape sensitivity to development, with higher sensitivity to the north of the site where development would encroach on the river corridor. The site has generally medium capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this objective	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 Malmesbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The site is subject to variable topography which may limit the developable area and number of homes to be delivered. 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • 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. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is small and within a prosperous area with low levels of deprivation, positive effects through reducing deprivation will therefore be extremely limited. The site has the potential to deliver up to 83 homes of all types and tenures. The site could deliver a very small amount of affordable housing. Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated approximately 1km to the north-west of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. The River Avon provides nearby amenity greenspace, while St Aldheim Mead is less than 1km away to the west. The site is unlikely to support onsite recreational greenspace. Housing development at this site could generate the need for 8-11 early years places, 18-26 primary school places and 13-18 additional secondary places. Financial contributions would be required to create places in existing early years facilities, expansion of Malmesbury Primary School and the secondary school. Malmesbury Primary Care Centre is positioned approximately 0.75km from the site to the west. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.

3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is small, so would be unlikely to support a mixed-use development incorporating community facilities. It is further unlikely that a development would make a significant contribution to the enhancement of existing facilities.
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?	Development would extend Malmesbury towards the east although existing residential buildings to the south and east of the site are within the settlement boundary. Any additional benefits to the wider rural communities east of Malmesbury would be extremely limited due to the site of the site.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation. • Site is unlikely to provide a significant number of affordable homes as part of a housing development. • Good access to the town centre. • Education needs could be met through the expansion of existing facilities. • Very good access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing 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?	Given the size and location of this site, a mixed-use development is considered unlikely. The proposed development site has the potential to be accessed from existing road that links Cowbridge Farm to the B4042. Other potential options would be through Cowbridge Crescent (existing properties would be required to be demolished), or Kembles Close where the access would have to be created over an existing covered reservoir. Therefore, the road linking Cowbridge Farm to the B4042 is deemed the most feasible option for a main access and a service vehicle access (if the number of dwellings is over 80), although it is uncertain whether this access travels through private land.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles the potential need for encroaching into private land to widen the carriageway of the access road. The lack of high-quality active travel infrastructure to the site and widening of the carriageway for access would be challenging to accompany in unison. The lack of rail accessibility also constrains the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure on the B4042 and create an access from the road linking Cowbridge Farm to the B4042. **Necessary Strategic Mitigation**

	Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There are no existing public rights of way that connect to the proposed development site. LECL1a and MALW17 run parallel to the river Avon next to the site, connecting to the B4042. However, the B4042 has low-quality active travel infrastructure. As a result of this, residents at the development site will be likely to rely on the car for most journeys. **Bus:** The closest bus stops to the site (with the road linking Cowbridge Farm to the B4042 used as an access) are within 600m, located on the B4042. The services running from these are the 93A, C62 and X99. While these services are infrequent, they provide links from the proposed development site to local trip generators in Chippenham and Cirencester. Due to the low number of dwellings at the site, it is deemed that bus demand from the site would be supported by existing services, and that the creation of a new bus stop would not be economically feasible. Therefore, the site is deemed to have strategic bus access. **Rail:** There are no railway services in Malmesbury, however the existing bus services provide links to Cirencester and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** The existing access from the road linking Cowbridge Farm to the B4042 would need to be widened to accommodate service vehicles. **Car:** The site can be accessed by car from the road linking Cowbridge Farm to the B4042. There are unlikely to be capacity constraints caused by the site due to the low numbers of peak trip generation.
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. **Local Constraints** Local constraints are the challenge of providing an access to the site for cars and service vehicles the potential need for encroaching into private land to widen the carriageway of the access road. The lack of high-quality active travel infrastructure to the site and widening of the carriageway for access would be challenging to accompany in unison. The lack of rail accessibility also constrains the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure on the B4042 and create an access from the road linking Cowbridge Farm to the B4042. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • 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)?	Malmesbury town centre is situated within approximately 1km to the north-west of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station. The site would be able to provide some 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 Tetbury and Swindon.

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 approx. 2.1km from employment land at the Dyson site. The site is smaller and unlikely to be able to provide an employment development to meet a wide range of needs. However, the site has access to the strategic road network via the B4042 to the A429. The location of the site could make it attractive to higher skilled employment and it could help to bring forward employment diversification in the area. A residential development could also have benefits in a town where employment growth has been significant since 2009. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site. These improvements would be particularly important for the site, as it is fairly isolated from existing protected employment land.
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?	A small site that is less likely to deliver employment alongside housing and associated infrastructure. There is some potential for a smaller mixed-use development, however. 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 north and west of residential development. Development in this location would be placed away from protected employment land. Although Malmesbury is small, an employment development is likely to have increased benefits of reducing travel to work distances in this area of the town if it were to employ the local community.
Assessment outcome (on balance): Minor positive effect	

Summary of SA Objective 12

- There is good connectivity from the site to the town centre. But the site is smaller.
- The site is located very near to residential and is situated away from to protected employment land.
- The site has reasonably good access to the A429. Lacking very good strategic sustainable transport connectivity e.g. the railway.
- The site could support existing employment land, most likely through residential development.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 4 (SHELAA site 691)
Site name: Land Adjacent to Park Lane
Site size: 3.06 ha **Site capacity:** approximate range 76 - 107 dwellings
Site description: A small site on the western point of Malmesbury. Currently agricultural land, the site lies nestled between a residential area to the east and the Cotswolds AONB to the west. The site lies adjacent to two roads: Sherston Road (B4040) along the south-west of the site and Park Lane along the north-west side 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…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site comprises a single field that is bound by hedgerows and hedgerow trees, with some tall mature trees on the northern 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. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Park Lane Farm Meadows County Wildlife Site (CWS) lies approximately 290m northwest of the site and appears to be on private land whilst The Bristol Avon River County Wildlife Site (CWS) is located approximately 230m from the site. Residents of a development at the site would be able to readily gain access to The Bristol Avon CWS on foot by means of walking north on Park Lane which borders the site, and then taking a public footpath. Hyam Farm Meadows County Wildlife Site may also be readily accessible from the site to the west. 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. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the Bristol Avon River CWS. In terms of priority habitat, the site is bounded on all sides by mature hedgerows interspersed with broadleaved trees and broadleaved tree lines. Some of the trees appear to be semi-mature / mature. Historical mapping shows all the boundary hedgerows / tree lines to have been in existence between 1844 to 1888. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The Bristol Avon River likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats. Hedgerows, trees, and scrub habitats on site afford nesting opportunities for birds during the breeding season and foraging opportunities.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Provision of greenspace / public open space to be used by residents for walking / dog walking. 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): Minor adverse effect	
Summary of SA Objective 1 • The site comprises a single field that is bound by hedgerows and hedgerow trees, with some tall mature trees on the northern 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. • 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 Bristol Avon River County Wildlife Site (CWS) is located approximately 230m from the site and appears readily accessible whilst Hyam Farm Meadows County Wildlife Site may also be readily accessible from the site to the west. It is recommended that an area of greenspace / public open space to be used by residents for walking / dog walking is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the Bristol Avon River CWS. • In terms of priority habitat, the site is bounded on all sides by mature hedgerows interspersed with broadleaved trees and broadleaved tree lines. Some of the trees appear to be semi-mature / mature. Historical mapping shows all the boundary hedgerows / tree lines to have been in existence between 1844 to 1888. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • The Bristol Avon River likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones alongside the provision of greenspace / public open space to be used by residents for walking / dog walking. The development of the site should conserve and enhance GBI. • Overall, a minor 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 be built at an adequate density in order to maximise the efficient use of land. There is existing residential development to the east of this site which may indicate what densities could be achieved. However, this site is adjacent to the boundary of the Cotswolds AONB on two sides which may reduce densities and the capacity that could be achieved. Malmesbury contains a wide range of infrastructure, services and facilities. There are existing bus services in close proximity to this site, serving nearby residential areas and which could potentially serve a development here. 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 site consists of greenfield, agricultural land which appears not to have been developed before. Significant contamination is therefore considered unlikely. 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 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. As this site is relatively small, development is not considered likely to lead to the loss of a significant amount of agricultural land. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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 relatively small though so any such infrastructure is unlikely to be extensive. 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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • It is considered that development of this site could be built at an adequate density in order to maximise the efficient use of land • This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL • 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 • Development of this site would likely lead to a permanent loss of Grade 3 quality agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. Minor water infrastructure crosses the site. 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 foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another

	drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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 moderate off-site infrastructure reinforcement would be required. • Minor water infrastructure crosses the site. • With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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?	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
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. • Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	

SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site…	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	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. 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.
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 watercourse to the site is the River Avon approximately 0.25 km to the north of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a negligible pluvial or groundwater flood risk to the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate 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?	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 1 km from the town centre, which could enable 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 small site in Malmesbury, 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.
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 medium. More stringent policy with regards the control of surface water discharges from new development is required. • 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 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. • 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…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a 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: • maximises the potential for suitable development. • considers identifying suitable areas and options 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 capable of connecting to the local Grid without the need for further investment?	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 substation in Malmesbury is 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 substation in Malmesbury is also constrained, therefore could potentially struggle to withstand further significant demand. 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.
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, being 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 6 • 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. • There will need to be a positive strategy for energy from developers, for example, solar panels and energy efficiency measures. • 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. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could struggle to withstand further development without reinforcement work however further discussions with SSEN would be required. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
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?	There are no designated conservation assets affected. On site features include former ridge and furrow earthworks identified by aerial photography across the site and a demolished 19th century farmstead in the eastern buffer area which are of low value. The site is located within the 100m buffer of an Iron age settlement remains, including pits and enclosures, was identified extending into the western buffer area which are of medium to high value. Further investigation is likely needed to identify the extend and significance of potential Iron Age remains extending into 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 could include avoidance of high value archaeological remains where preservation in situ is likely to be required, i.e. where Iron Age remains may be identified. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Also, mitigation strategy could include preservation by record where preservation in situ is not required. Some parts of the site are considered to have not highly sensitive historic landscape features, including 21st century reorganised fields with no former character legible. 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.
2. Maintain and enhance the character	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

and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely.	
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…	
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 adjoins the southwest and northwest boundaries of the site. This adjoining designation is identifiable as a tranquil, rural landscape with scattered, small rural settlements including farms and clusters of cottages. Development will need to be sensitive to this adjoining designation and its setting.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site lies to the west of Malmesbury, north of Sherston Road (B4040) to the west of the suburb of Newnton Grove. Forming part of the gently rolling landscape between the two branches of the River Avon, the site is toward the top of the gently rising slopes, which rise from the River Avon (Tetbury Branch). The site comprises a single field that is bound by hedgerows and hedgerow trees in generally good condition, with some tall mature trees on the northern boundary. It forms part of the small-scale field pattern that extends west of Malmesbury. The residential edge to the east of the site is formed by a robust boundary of trees that screens the settlement edge on the approach to Malmesbury from the west. The site is rural in character, with the western edge of Malmesbury being generally well-integrated and inconspicuous in the wider landscape. The site is enclosed by hedgerows and trees and has a more enclosed character than the more open, gently rolling landscape to the west. The site is within an undesignated landscape, although forms the transitional landscape from the settlement edge into the Cotswolds AONB. The site itself is less distinctive and has a different character to that to the west. It is part of a relatively simple settlement edge landscape that is well-contained by hedgerow and tree boundaries that are in generally moderate condition. Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to form an abrupt, new settlement edge and be intrusive in the tranquil, rural landscape setting where it breaks treed skylines. • Potential loss of hedgerows and trees that contribute to the existing well-integrated settlement edge and local green links. Scope for mitigation includes the following: • Limit the scale, density and height of development, in-keeping with the rural qualities of the surrounding landscape and to avoid breaking treed skylines.

	• Retain and enhance hedgerows and trees as part of a mature landscape framework to contribute to a soft, well-integrated settlement edge and rural transition between Malmesbury and the rural, open landscape to the west.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way within the site. A public footpath links through the fields and public space to the north of the site, from the edge of Malmesbury, along Park Lane and west along the river to outlying rural settlements including Brokenborough to the north. The Palladian Way long distance trail that links various iconic properties and landscapes, passes through Malmesbury and follows the footpath along the north of the River Avon (Tetbury Branch) to the north of the site. There is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • The Cotswolds AONB adjoins the southwest and northwest boundaries of the site. • Lying to the west of Malmesbury, the site comprises a single field bound by hedgerows and hedgerow trees in generally good condition. • The site is rural in character, with the western edge of Malmesbury being generally well-integrated and inconspicuous in the wider landscape. • There are no public rights of way, public open space or common land within the site. • The site is within an undesignated landscape, although forms the transitional landscape from the settlement edge into the Cotswolds AONB. • The site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, development of this site is considered likely to have a minor adverse effect on this SA objective.	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 Malmesbury.
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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • 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. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is small within an area subject to more deprivation. While this is not high levels, it is the most deprived area in Malmesbury and as such relatively to other sites at the settlement would result in more positive outcomes in overcoming deprivation. The site has the potential to deliver up to 107 homes of all types and tenures. The site could not deliver a significant level of affordable housing.

	Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated approximately 1.3km to the south-east of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. White Lion Park, sports pitches to the south of Sherston Road and the Tetbury Avon provide nearby amenity greenspace, while St Aldheim Mead is less than 1km away to the west. The site is unlikely to support onsite recreational greenspace. Housing development at this site could generate the need for 10-14 early years places, 24-33 primary school places and 17-24 additional secondary places. New early years places could be created within existing facilities. Expansion of Lea and Garsdon and Malmesbury primary schools could meet the primary need arising from this site. Malmesbury Secondary School could be expanded to meet secondary needs arising from this site. Financial contributions for all of these would be required. Malmesbury Primary Care Centre is positioned within approximately 2km from the site to the west. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is small, so would be unlikely to support a mixed-use development incorporating community facilities. It is further unlikely that a development would make a significant contribution to the enhancement of existing facilities due to its size, although a residential development on the site could support the Activity Zone Recreation Centre or nearby sports facilities through new users as a result of being closely related to these facilities.
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?	Development would extend Malmesbury towards the west. Some dwellings are apparent along the B4040 to the west of the town, but the site would largely serve Malmesbury and the size suggests that any benefits to rural communities limited due to the site of the site.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation. • Site is unlikely to provide a significant number of affordable homes as part of a housing development. • Reasonable access to the town centre, but unlikely the sustainable transport network could be improved through a development of this size. • A smaller site, but well related to existing recreational facilities and amenity greenspace. • Financial contributions would be required to create new early years, primary and secondary places in existing facilities. • Reasonable access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. • Overall, a moderate 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?	Given the size and location of this site, a mixed-use development is considered unlikely. The site may derive access from Sherston Road or Park Lane, with the former suggested as the primary access and the latter as an emergency access if the site exceeds 80 dwellings. Pedestrian access is limited along either highway. This means footways would be required to be built to link to Corn Gastons.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Local constraints are the need for widening the carriageway of the service vehicle access road. The lack of high-quality active travel infrastructure to the site means improvements are required. The lack of rail accessibility also constrains the site. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure on the Sherston Road and widen the access from Park Lane to accommodate service vehicles. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The closest public right of way to the proposed development site is BROK17, which travels west from Park Lane, connecting through a public rights of way network towards the small settlement of Brokenborough. There are significant gaps in the public rights of way network from MALM12 to the centre of Malmesbury with key trip generators such as schools. Active travel infrastructure is of low-quality on both Park Lane and Sherston Road. As a result of this, residents at the development site will be likely to rely on the car for most journeys, as there would likely be greater demand for trips into the centre of Malmesbury given the larger size of the settlement when compared to Brokenborough. **Bus:** There are existing bus stops within 400m of the site, located on Sherston Road. The services running from these bus stops are the 41,90,278, C62 and X79. Whilst these services are infrequent, they connect the proposed development site to Yate, local trip generators in Malmesbury, Tetbury, Cirencester College and Bath. Due to the low number of dwellings at the site, it is deemed that bus demand from the site would be supported by existing services. Therefore, the site is deemed to have strategic bus access. **Rail:** There are no railway services in Malmesbury, however bus services provide links to Yate, Cirencester, Bath, and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** The existing carriageway on Park Road is ~5m. This carriageway and any access to the site built off it would need to be widened to accommodate emergency vehicles. **Car:** The main site access would be built on Sherston Road. This may present capacity issues along Sherston Road which experiences medium levels of congestion during peak times. Although the number of trips generated by the site per hour is relatively low, these could still negatively impact an already congested road.
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 may derive access from Sherston Road or Park Lane, with the former suggested as the primary access

Local Constraints

Local constraints are the need for widening the carriageway of the service vehicle access road. The lack of high-quality active travel infrastructure to the site means improvements are required. The lack of rail accessibility also constrains the site.

Site Specific Mitigation Mitigation would be required to upgrade active travel infrastructure on the Sherston Road and widen the access from Park Lane to accommodate service vehicles. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • 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)?	Malmesbury town centre is situated approximately 1.3km to the south-east of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station. The site would be able to provide some 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 Tetbury and Swindon.
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 within 1km of protected employment land at the Dyson site. The site is modestly sized and an employment development would be likely to meet a small range of needs. The site is situated away from the strategic road network, although there is very good access to the B4040 to the south of the site. this suggests the site is less likely to be attractive to higher skilled employment. A residential development could support existing employment land through an enhanced workforce. This could be particularly beneficial in a town where employment has grown significantly since 2009. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site. These improvements would be particularly important for the site, as it is fairly isolated from existing protected employment land.
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?	A smaller site that is less likely to deliver employment alongside housing and associated infrastructure. There is some potential for a smaller mixed-use development, however. 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 west of residential development. Development in this location would be well located to existing protected employment land. Although Malmesbury is small, an employment development is likely to have increased benefits of reducing travel to work distances in this area of the town if it were to employ the local community.

Assessment outcome (on balance): Moderate (significant) positive effect
Summary of SA Objective 12 • There is good connectivity from the site to the town centre. But the site is smaller. • The site is located very near to residential and is well related to protected employment land. • The site benefits from access to the B4040, although the strategic road network is situated away from the site. Lacking very good strategic sustainable transport connectivity e.g. the railway. • The site could support existing employment land, most likely through residential development. • Could support a good range of employment needs and the promotion of active travel choices. • Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 5 (SHELAA sites 502 & 452) **Site name:** Land West of Malmesbury & Land at Park Road **Site size:** 6.21 ha **Site capacity:** approximate range 155 - 217 dwellings **Site description:** A rectangular site on the western edge of Malmesbury. Currently agricultural land, the site lies nestled between a residential area to the east and the Cotswolds AONB to the west. The site lies adjacent to two roads: Park Road along the north-east of the site and Park Lane along the west side 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…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site comprises two pastoral fields bound by hedgerows with a substantial roadside bank forming the boundary along Park Road to the north of the site with hedgerow and occasional veteran trees along the top. A hedgerow forms the west site boundary while a substantial tree boundary forms the southern boundary to the adjoining public open space to the west of residential properties on White Lion Park. The eastern part of the site comprises an area of rough grassland with scattered shrubs. Small areas within the northern margin of the site fall within the flood zones associated with the River Avon, and as such there is a possibility that these areas of the site could support lowland floodplain meadow species. A strip of land within the northeast of the site should remain as an unlit ecological protection zone or buffer to the River Avon. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The Bristol Avon River County Wildlife Site (CWS) lies immediately north / northeast of Park Road which aligns the north-eastern site boundary and is therefore within a few metres of the proposed allocation site. Residents of a development at the site would be able to readily gain access to the CWS on foot by means of walking north on Park Lane which borders the site, and then taking the public footpath. 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. It is recommended that an area of greenspace / public open space which can be used by residents for walking / dog walking, is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the Bristol Avon River CWS. In terms of priority habitat all boundaries of the large field are delineated by well-established hedgerows interspersed with broadleaved trees and broadleaved tree lines. Some of the trees appear to be semi-mature / mature. All of the hedgerows / tree lines bordering this field are shown on historical mapping covering the period of 1844 to 1888, indicating that the trees and hedgerow present are well established. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The unlit riparian corridor of the Bristol Avon River CWS likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats given connectivity with / proximity to suitable bat habitat off-site and within the surrounding countryside. Hedgerows, trees, and

	scrub habitats on site afford nesting opportunities for birds during the breeding season and foraging. If the field is used for hay production, this can provide a source of food for seed-eating birds whilst also providing potential for nesting habitat for ground-nesting birds.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Provision of an area of greenspace / public open space which can be used by residents for walking / dog walking. 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. The Bristol Avon River is also identified as a Strategic GBI Corridor and so should be protected and enhanced to strengthen GBI networks across the county and to aid functional habitat connectivity between ecological stepping stones.
Assessment outcome (on balance): Moderate (significant) adverse effect	

Summary of SA Objective 1

- The site comprises two pastoral fields bound by hedgerows and trees. The eastern part of the site comprises an area of rough grassland with scattered shrubs. Small areas within the northern margin of the site fall within the flood zones associated with the River Avon, and as such there is a possibility that these areas of the site could support lowland floodplain meadow species. A strip of land within the northeast of the site should remain as an unlit ecological protection zone or buffer to the River Avon.
- 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 Bristol Avon River County Wildlife (CWS) lies within close proximity to the north of the site, readily accessible from the site. It is recommended that an area of greenspace / public open space which can be used by residents for walking / dog walking, is incorporated with any layout for development at the site, with the objective of reducing the number of additional visits to the Bristol Avon River CWS.
- In terms of priority habitat all boundaries of the large field are delineated by well-established hedgerows interspersed with broadleaved trees and broadleaved tree lines. All of the hedgerows / tree lines bordering this field are shown on historical mapping, indicating that the trees and hedgerow present are well established. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The unlit riparian corridor of the Bristol Avon River CWS likely serves as an important commuting route / flyway and wildlife corridor for species such as otter, water vole, bats and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats given connectivity with / proximity to suitable bat habitat off-site and within the surrounding countryside.
- Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones alongside the provision of an area of greenspace / public open space which can be used by residents for walking / dog walking. 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 be built at an adequate density in order to maximise the efficient use of land. There is existing residential development to the south of this site which may indicate what densities could be achieved. However, this site is adjacent to the boundary of the Cotswolds AONB in the west which may reduce densities and the capacity that could be achieved. Malmesbury contains a wide range of infrastructure, services and facilities. There are existing bus services serving the residential area to the south and which could potentially serve a development here. 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 land and 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?	The larger part of this site is greenfield, agricultural land which appears not to have been developed before. However, the small part of the site opposite Buildbase appears to contain some areas of infill which would need further investigation. A more detailed assessment of the whole 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 of Grade 4 agricultural land with urban land in the east of the site. Development of this site is therefore unlikely to lead to the loss of higher quality BMV agricultural land. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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.
Assessment outcome (on balance): Minor adverse effect	

Summary of SA Objective 2 • It is considered that development of this site could be built at an adequate density in order to maximise the efficient use of land • There are no opportunities to reuse Previously Developed Land • 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 • Development of this site would likely lead to a permanent loss of Grade 4 quality agricultural land. Given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner. **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. With regard to foul network capacity, It is likely that moderate off-site infrastructure reinforcement would be required. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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 moderate off-site infrastructure reinforcement would be required. • With regard to foul network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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?	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
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. • Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a relatively small site, it is considered that 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. 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.
2. Be located within Flood Zones 2 or 3? If	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 River Avon runs close to the northern border of the site however the flood risk in this area is to the north of the river.

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?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium groundwater flood risk across 63% of the site. This means groundwater levels are between 0.25m - 0.5 below ground level. There is a high groundwater flood risk across 12% of the site. This means groundwater levels are less than 0.25m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 2% of the site and medium risk of surface water flooding on 1% of the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate 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?	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, which could enable 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 small site in Malmesbury, 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. The use of some types of SuDS may be inhibited by high groundwater levels.
Assessment outcome (on balance): Moderate (significant) 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. • There is a high or medium groundwater flood risk across much of the site which could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • 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 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.	

• 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 high groundwater levels and the loss of greenfield land which thus natural drainage, a moderate 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…**	
1. Support the development of renewable and low carbon sources of energy?	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: • maximises the potential for suitable development. • considers identifying suitable areas and options 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 capable of connecting to the local Grid without the need for further investment?	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 substation in Malmesbury is 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 substation in Malmesbury is also constrained, therefore could potentially struggle to withstand further significant demand. 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.
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, being 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 6 • 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. • There will need to be a positive strategy for energy from developers, for example, solar panels and energy efficiency measures. • 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. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could withstand further development however further discussions with SSEN would be required. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
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?	There are no designated conservation assets affected. There is a demolished 19th century farm building on the southern site edge. There are various features of low value located within the 100m buffer including a former ridge and furrow earthworks visible extending into the eastern and western buffer areas and demolished 19th century farm building in the northern buffer area. There are two extant farmsteads in the Western buffer area (Charters Mead and Park Lane Farm). Further investigation is likely needed during a planning application process 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. Some parts of the site are considered to have highly sensitive historic landscape features, including 21st century reorganised fields with no former character legible comprise the majority of the site and 21st century detached housing character comprises the remaining southern extent of the site, however the area of the site on this character type is not developed. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change.
2. Maintain and enhance the character	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

and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely.	
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…	
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 forms the northwest boundary of the site. This adjoining designation is identifiable as a tranquil, rural landscape with scattered, small rural settlements including farms and clusters of cottages. Development will need to be sensitive to this adjoining designation and its setting.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	This site lies to the northwest of Malmesbury, to the south of the River Avon (Tetbury Branch) and north of the suburb of Newnton Grange. Situated on the gently rising slopes along the south of the River Avon (Tetbury Branch), the site sloped from approximately 75m AOD in the north of the site to approximately 82m AOD in the south. Comprising two pastoral fields bound by hedgerows in varying condition, the site forms part of the small-scale field pattern that extends west/northwest of Malmesbury along the slopes of the River Avon (Tetbury Branch). A substantial roadside bank forms the boundary along Park Road to the north of the site, with fragmented hedgerow and occasional veteran trees along the top. A robust hedgerow forms the west site boundary to Park Lane while a substantial tree boundary forms the southern boundary to the adjoining public open space to the west of residential properties on White Lion Park. A mixed settlement edge forms much of the south boundary, continuing around the east and comprising predominantly fence boundaries with occasional hedges and shrubs. The east part of the site comprises an area of rough grassland with scattered shrubs. The site is part of a locally treed landscape that characterises the river corridor. The site has a predominantly rural character that is influenced in part by built form on the edge of Newnton Grove. The residential housing of White Lion Park is predominantly semi-detached, 2-storey properties. The west edge of Malmesbury is generally well-integrated and inconspicuous in the wider landscape. The site is within an undesignated landscape, although forms the transitional landscape from the settlement edge into the Cotswolds AONB. It is part of a relatively simple settlement edge landscape that is well-contained by hedgerow and tree boundaries that are in generally moderate condition with some signs of neglect in the west of the site. Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to form an abrupt, new settlement edge and be intrusive in the tranquil, rural landscape setting where it breaks treed skylines.

	• Potential for development to change the rural character of the meandering River Avon (Tetbury Branch) to the north of the site. • Potential loss of hedgerows and trees that contribute to the existing well-integrated settlement edge and local green links. Scope for mitigation includes the following: • Potential for built form to form an abrupt, new settlement edge and be intrusive in the tranquil, rural landscape setting where it breaks treed skylines. • Potential for development to change the rural character of the meandering River Avon (Tetbury Branch) to the north of the site. • Potential loss of hedgerows and trees that contribute to the existing well-integrated settlement edge and local green links.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way within the site. A public footpath links through the fields and public space to the south of the site, from the edge of Malmesbury, along Park Lane and west along the river to outlying rural settlements including Brokenborough to the north. The Palladian Way long distance trail that links various iconic properties and landscapes, passes through Malmesbury, along Park Road and continues along the footpath north of the River Avon (Tetbury Branch) to the west of the site. There is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • The Cotswolds AONB forms the northwest boundary of the site. • Lying to the northwest of Malmesbury, the site comprises two pastoral fields bound by hedgerows in varying condition, veteran trees, tree boundaries to the west and a mixed settlement edge to the south. This forming part of the small-scale field pattern that extends west/northwest of Malmesbury. • The site has a predominantly rural character that is influenced in part by built form on the edge of Newnton Grove. • There are no public rights of way, public open space or common land within this site. • The site is within an undesignated landscape, although forms the transitional landscape from the settlement edge into the Cotswolds AONB. It is part of a relatively simple settlement edge landscape that is well-contained by hedgerow and tree boundaries that are in generally moderate condition with some signs of neglect in the west of the site. • It is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, development of this site is considered likely to have a minor adverse effect on this SA objective.	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 Malmesbury.
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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • 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. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	

Decision-Aiding Questions. Will the development site…	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is reasonably sized within an area subject to more deprivation. While this is not high levels, it is the most deprived area in Malmesbury and as such relative to other sites at the settlement would result in more positive outcomes in overcoming deprivation. The site has the potential to deliver up to 217 homes of all types and tenures. The site could deliver a good level of affordable housing. Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated within approximately 0.7-1.4km to the south-east of the site. The size of the site suggests that it would be unlikely to deliver significant enhancements to the existing sustainable transport network as a part of a development. White Lion Park and the Tetbury Avon provide nearby amenity greenspace. The site is unlikely to support onsite recreational greenspace. Housing development at this site could generate the need for 21-30 early years places, 51-71 primary school places and 36-50 additional secondary places. New early years places could be created within existing facilities. Expansion of Lea and Garsdon and Malmesbury primary schools could meet the primary need arising from this site. Malmesbury Secondary School could be expanded to meet secondary needs arising from this site. Financial contributions for all of these would be required. Malmesbury Primary Care Centre is positioned within approximately 1.7-2.1km of the sites nearest and farthest boundaries. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is fairly small, so would be unlikely to support a mixed-use development incorporating community facilities. It is further unlikely that a development would make a significant contribution to the enhancement of existing facilities due to its size, although a residential development on the site could support the Activity Zone Recreation Centre or nearby sports facilities through new users as a result of being closely related to these facilities.
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?	Development would extend Malmesbury towards the west. Only a small number of rural dwellings are situated to the west of the site, with the site predominately serving Malmesbury and the size suggests that any benefits to rural communities limited due to the site of the site.
Assessment outcome (on balance): moderate (significant) positive effect	

Summary of SA Objective 10

- Development at this site would not be directing new homes or jobs towards an area with the most deprivation.
- Site is likely to provide a good number of affordable homes as part of a housing development.

• Reasonable access to the town centre, but unlikely the sustainable transport network could be improved through a development of this size. • A smaller site, but well related to existing recreational facilities and amenity greenspace. • Financial contributions would be required to create new early years, primary and secondary places in existing facilities. • Reasonable access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. • Overall, a moderate 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?	Given the size of this site, some form of mixed-use development is considered to be achievable. Proposals have been submitted and refused on this site twice, with a current extant application for 50 dwellings. The refused scheme proposed to widen Park Road to 6m with a 2m footway and whilst the highway record suggests that this is feasible, caution is raised for the accuracy of the record around the curtilage of Buildbase and the achievability of this scheme. Given the nature of Park Road towards Sherston Road and capacity issues along Tetbury Hill, the quantum of housing feels excessive for the site and a much-reduced development would be better received by the Local Highway Authority.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Previous planning attempts show that the site ensure the site is approved will be challenging. A lack of active travel infrastructure may cause car dependency. There is currently no rail access in Malmesbury. The existing carriageway does not accommodate service vehicles. Potential capacity issues along Tetbury Hill. **Site Specific Mitigation** Reduction of the number of dwellings at the site to reduce capacity constraints and increase the feasibility of the site being approved for planning permission. Upgrades to active travel infrastructure along Park Road and widening of the Park Road carriageway – these would be challenging to accomplish in unison. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align. • Development to contribute towards road and pavement improvements and maintenance where appropriate. • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The closest public rights of way to the proposed development site are both within 100m (MALM12 to the south and BROK16 to the north). There are significant gaps in the public rights of way network from MALM12 to the centre of Malmesbury with key trip generators such as schools. However, BROK16 links with other public rights of way, connecting the site to Brokenborough to the North. Despite this, the site would be deemed car reliant as there would likely be greater demand for trips into the centre of Malmesbury given the larger size of the settlement when compared to Brokenborough. **Bus:** There are existing bus stops within 400m of the site, located on Old Alexander Road. The services running from these bus stops are the 99, 41 and X99. The 99 has an hourly frequency, running from Chippenham to Swindon via Malmesbury, connecting the site to other large settlements. The X99 is an extension of the 99 service, running once at 7am in the morning Monday-Friday. The 41 connects the site to Yate within an hour's journey, however, has a frequency of only once every 2 hours. Given the lack of financial feasibility of the extension of the 41 due to the number of dwellings being less than 300 at the site, the site is deemed to have strategic bus access. **Rail:** There are no railway services in Malmesbury, however the 99, X99 and 41 provide links to Yate and Chippenham, each with their own railway station. However, the distances to travel by bus to a station would prejudice regular commute.

	Service Vehicles: The existing carriageway on Park Road is ~5m. This carriageway and any access to the site built off it would need to be widened to accommodate emergency vehicles. **Car:** The site access would be built on Park Road. This may present capacity issues along Tetbury Hill, meaning a much-reduced development would be better received by the Local Highway Authority.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • Given the size of this site, some form of mixed-use development is considered to be achievable. **Local Constraints** Previous planning attempts show that the site ensure the site is approved will be challenging. A lack of active travel infrastructure may cause car dependency. There is currently no rail access in Malmesbury. The existing carriageway does not accommodate service vehicles. Potential capacity issues along Tetbury Hill. **Site Specific Mitigation** Reduction of the number of dwellings at the site to reduce capacity constraints and increase the feasibility of the site being approved for planning permission. Upgrades to active travel infrastructure along Park Road and widening of the Park Road carriageway – these would be challenging to accomplish in unison. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • Overall, given the issues noted above, a moderate 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)?	Malmesbury town centre is situated within approximately 0.7-1.4km to the south-east of the site. The size of the site suggests that it would be unlikely to deliver significant enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station. The site would be able to provide some 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 Tetbury and Swindon.
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 within 600m of protected employment land at the Dyson site. The site is modestly sized and an employment development would be likely to meet a small range of needs. The site is situated away from the strategic road network, although there is very good access to the road network via Park Road to the north of the site. This suggests the site is less likely to be attractive to higher skilled employment. A residential development could support existing employment land through an enhanced workforce. This could be particularly beneficial in a town where employment has grown significantly since 2009. There is some risk that an employment development in this location could compete with protected employment land to the north, although it could also serve as an extension to employment. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site. These improvements would be particularly important for the site, as it is fairly isolated from existing protected employment land.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities	A smaller site that is less likely to deliver employment alongside housing and associated infrastructure. There is some potential for a smaller mixed-use development. 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.

to maximise the 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 west of residential development. Development in this location would be well located to existing protected employment land. Any development in this location could have benefits of placing homes and jobs in close proximity.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 • There is good connectivity from the site to the town centre. • The site is located very near to residential and is well related to protected employment land. • The site benefits from access to Park Road, although the strategic road network is situated away from the site. Lacking very good strategic sustainable transport connectivity e.g. the railway. • The site could support existing employment land, most likely through residential development. • Could support a good range of employment needs and the promotion of active travel choices. • Overall, a moderate significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 6 (SHELAA site 3706) **Site name:** White Lodge Farmhouse and surrounding area, Filands, Malmesbury **Site size:** 0.55 ha **Site capacity:** approximate range 13 - 19 dwellings **Site description:** This is a small site in the north of Malmesbury along the B4014. The site is currently a large farmhouse and the surrounding land. The site backs on to more agricultural land with other houses on either side,	
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?	The site forms part of a single line of properties along the north side of the B4014 and consists of a single field that appears to be the grounds of the property on the site bound by hedgerows and occasional trees. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	In terms of priority habitat, the hedgerows delineating the boundary around White Lodge Farm building appear to be managed and may not be species rich. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The majority of the site appears to comprise managed improved grassland. There is some potential for bats to commute and possibly forage along the boundary hedgerows given that the site lies on the northern fringe of Malmesbury and the hedgerows on site have connectivity with other suitable bat habitat off-site in the wider landscape. The hedgerows may afford nesting opportunities for birds during the breeding season and the site offers foraging opportunities.

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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. 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): Neutral effect	
Summary of SA Objective 1 • The site forms part of a single line of properties along the north side of the B4014 and consists of a single field that appears to be the grounds of the property on the site bound by hedgerows and occasional trees. • 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. • In terms of priority habitat, the hedgerows delineating the boundary around White Lodge Farm building appear to be managed and may not be species rich. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The majority of the site appears to comprise managed improved grassland. • There is some potential for bats to commute and possibly forage along the boundary hedgerows given that the site lies on the northern fringe of Malmesbury and the hedgerows on site have connectivity with other suitable bat habitat off-site in the wider landscape. The hedgerows may afford nesting opportunities for birds during the breeding season and the site offers foraging opportunities. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. • Overall, a neutral 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 be built at an adequate density in order to maximise the efficient use of land. There is existing residential development to the south and east of this site which may indicate the kind of densities that could be achieved. Malmesbury contains a wide range of infrastructure, services and facilities. There are existing bus services along the B4014 which would serve a development here. 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 land and one dwelling with hardstanding. There are few opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	The larger part of this site is greenfield, agricultural land which appears not to have been developed before. Land contamination is unlikely to be a significant issue on this site. 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 of Grade 3 agricultural land. However, given the small size of the site, the loss of agricultural land would not be considered significant. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
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 site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable 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 small though so any such infrastructure will not be extensive. 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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • It is considered that development of this site could be built at an adequate density in order to maximise the efficient use of land • There are few opportunities to reuse Previously Developed Land • 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 • Given the small site size, the loss of agricultural land would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner	

Decision-Aiding Questions. Will the development site…	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. 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 foul network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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. • 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. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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. The site abuts an industrial site and the B4014 road, which may give rise to noise impacts. A noise impact assessment would be required.
2. Reduce impacts on and work towards improving and locating sensitive development	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	
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. • The site abuts an industrial site and the B4014 road, which may give rise to noise impacts. A noise impact assessment would be required. • Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	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. 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.
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 watercourse to the site is the River Avon less than 1km south west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding,	There is minimal groundwater or surface water flood risk to the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.

without 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?	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 about 1km from the town centre, which could enable 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 small site in Malmesbury, 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.
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 medium. More stringent policy with regards the control of surface water discharges from new development is required. • 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 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. • 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…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a 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: • maximises the potential for suitable development. • considers identifying suitable areas and options 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 capable of connecting to the local Grid without the need for further investment?	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 substation in Malmesbury is 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 substation in Malmesbury is also constrained, therefore could potentially struggle to withstand further significant demand. 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.
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, being 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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 6 • 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. • There will need to be a positive strategy for energy from developers, for example, solar panels and energy efficiency measures. • 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. • As this is a smaller site, energy demand will be less than a larger site. • It is considered that the current energy infrastructure could withstand further development however further discussions with SSEN would be required. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	

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?	There are no designated conservation assets affected. The site is within the 100m buffer of several high value features, including an area of Iron Age ditches that encroaches the south-eastern area of buffer zone and an area of Medieval ditches and pits encroaches south-eastern area of buffer zone. There are also possible Medieval to post-medieval lane in the north-western area of buffer zone of low value and medieval / post-medieval ridge and furrow which are of very low value. Based on evidence that is currently available and known, the site appears to be heavily constrained by archaeological remains. The site has not been subject to archaeological investigation; therefore, further investigation is likely needed to identify the presence and significance of yet unknown archaeological remains 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. The site characterised as modern urban settlement and is in greenfield just outside the built-up urban area with post-medieval / modern fields which are 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 potentially 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.
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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely.	
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…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and	The Cotswolds AONB sits approximately 1.1km to the west of the site while the Long Wood ancient woodland lies approximately 1.4km to the southeast. Development will need to be sensitive to these designated landscapes.

AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is located to the north of Malmesbury, north of the B4014. It is a small, flat site, on the plateau between the River Avon (Tetbury Branch) to the south and tributary watercourse to the north. The site comprises a single farmhouse, and surrounding lawn with hedge boundaries. A large scale, mixed arable and pastoral landscape extends north, characterised by large, open fields with low hedgerow boundaries and scattered trees. The site forms part of a single line of properties along the north side of the B4014. A cluster of single storey converted farm units are located to the west. The site is opposite a public green space, which links through the residential suburbs of Malmesbury to the south. Properties are generally set back from the road, which forms a distinctive change in landscape character from the residential suburbs to the surrounding countryside to the north. The site is within an undesignated landscape. It is part of a relatively simple and indistinct local landscape. The landscape is in generally moderate condition and has a rural character in contrast to the suburbs to the south. Hedgerow boundaries are characteristic of the countryside and contribute to integration of the existing properties within the landscape. Overall, the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to be intrusive in the rural landscape and form a hard, conspicuous settlement edge. • Potential loss of rural settlement pattern. • Potential loss of hedgerows that contribute to soft, well-integrated settlement edges. Scope for mitigation includes the following: • Limit development heights in keeping with the existing, characteristic rooflines of the rural properties. • Avoid development that is uncharacteristic of the surrounding landscape scale, pattern and vernacular. • Retain existing hedgerows as part of a landscape buffer to the site.
3. Protect and enhance rights of way, public open space and common land?	There are no public footpaths within the vicinity of the site and there is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • The Cotswolds AONB sits approximately 1.1km to the west of the site while the Long Wood ancient woodland lies approximately 1.4km to the southeast. • It is a small, flat site, on the plateau between the River Avon (Tetbury Branch) to the south and tributary watercourse to the north. The site comprises a single farmhouse, and surrounding lawn with hedge boundaries. • The site forms part of a single line of properties along the north side of the B4014. • The landscape is in generally moderate condition and has a rural character in contrast to the suburbs to the south. • The site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective.	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 Malmesbury.

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.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • 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. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is small and within a prosperous area with low levels of deprivation, positive effects through reducing deprivation will therefore be extremely limited. The site has the potential to deliver up to 19 homes of different types and tenures. The site could not deliver a good level of affordable housing. Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated within approximately 1.5km to the south of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. The River Avon provides nearby amenity greenspace, while St Aldheim Mead is less than 1km away to the west. The site is unlikely to support onsite recreational greenspace. Housing development at this site could generate the need for 2 early years places, 4-6 primary school places and 3-4 additional secondary places. Financial contributions would be required to create places in existing early years facilities, expansion of Malmesbury Primary School and the secondary school. Malmesbury Primary Care Centre is positioned approximately 0.75km from the site to the west. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is small, so would be unlikely to support a mixed-use development incorporating community facilities. It is further unlikely that a development would make a significant contribution to the enhancement of existing facilities.

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?	Development would extend Malmesbury towards the north. Any additional benefits to the wider rural communities north of Malmesbury would be extremely limited due to the site of the site.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation. • Site is unlikely to provide a significant number of affordable homes as part of a housing development. • Good access to the town centre. • Education needs could be met through the expansion of existing facilities. • Relatively good access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. • Overall, a neutral 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?	Given the size and location of this site, a mixed-use development is considered to be unlikely. The site may derive access from the B4014. However, access from the B4014 is limited due to planning permission granted for 19/11569/OUT, which seeks to provide an access from this road and additional accesses would be considered unsafe due to multiplicity, driver confusion and the potential for rear shunt collisions. Due to the small number of trips generated by the development site and therefore lower impact on driver safety, there could be a greater likelihood for this access to be approved.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Local constraints are the lack of high-quality active travel infrastructure to the site and the lack of rail accessibility. The creation of an access from the B4014 that maintained the same width could also be challenging due to the proximity of the site to private property. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from the B4014. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport	**Pedestrian/Cycle:** There are no existing public rights of way which link to the proposed development site. Furthermore, the active travel infrastructure on the B4014 is of poor quality, with footways under 2m in width. As a result of this, residents at the development site will be likely to rely on the car for most journeys.

infrastructure and promote investment in sustainable transport options, including Active Travel?	**Bus:** There are existing bus stops within 50m of the site, located on the B4014. The services running from these bus stops are the 90 and X99. The 90 is a local Malmesbury service, connecting the development site to local trip generators with an hourly frequency. The X99 is an extension of the 99 service, running once at 7am in the morning Monday-Friday from Malmesbury to Chippenham. Due to the low amount of bus demand anticipated from the site due to the low number of dwellings, the site is deemed to have strategic bus access. **Rail:** There are no railway services in Malmesbury, however the X99 provides a link to Chippenham which has a railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** The carriageway of the B4014 is sufficiently wide to accommodate service vehicles. An access extended from this road would need to maintain the same width. **Car:** Cars could easily access the site from the B4014. The low number of trips generated from the site means there are unlikely to be capacity constraints.
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 to be unlikely. **Local Constraints** Local constraints are the lack of high-quality active travel infrastructure to the site and the lack of rail accessibility. The creation of an access from the B4014 that maintained the same width could also be challenging due to the proximity of the site to private property. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure and create an access from the B4014. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate • Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • 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)?	Malmesbury town centre is situated within approximately 1.5km to the south of the site. The small size of the site suggests that it would be unlikely to deliver enhancements to the existing sustainable transport network as a part of a development. Malmesbury does not benefit from a train station. The site would be able to provide a small level of 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 Tetbury and Swindon.
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 situated within 300m of protected employment land at the Dyson site. The site is very small and unlikely to meet a range of employment uses. The site could support either a residential or employment development but benefits of supporting the local economy are likely to be limited as a result of the site's size. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site.
3. Contribute to the provision of	A small site that is extremely unlikely to deliver employment alongside housing and associated infrastructure. There is some potential for a smaller mixed-use development.

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?	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 north of residential development, amongst some rural properties to the north of Malmesbury. The site is situated near to employment land and there could be some benefits of reduced travel to work distances.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 12 • There is reasonable connectivity from the site to the town centre. • The site is located very near to residential and protected employment land. • The site could support existing employment land or provide new employment land. • Benefits are likely to be limited as a result of the size of the site. • Overall, a neutral effect is likely.	

Site Number and SHELAA ref(s): Site 7 (SHELAA site 3751) **Site name:** Lawn Farm **Site size:** 26.2 ha **Site capacity:** approximate range 655 - 917 dwellings **Site description:** This large greenfield site is located to the south of Malmesbury, to the east of the A429. It is comprised of a number of open agricultural field parcels defined by hedgerow boundaries. The site is intersected by public rights of way.	
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?	The site comprises fields bound by hedgerows with occasional trees. The roadside boundary to the east of the site is a strong line of trees that enclose the edge of the site. Substantial tree cover continues over the A429 with a small woodland and riparian trees along the watercourse. A robust hedgerow and tree boundary also forms the north site boundary, with smaller fields and private gardens to the north. There is a public footpath through the west of the site, linking south from Burton Hill across the undulating hills and a public footpath also passes along the east edge of the site, linking with the river and into Burton Hill. OS base mapping indicates that a pond exists in the north-western section of the site and that a wet drainage ditch / channel exists along the west to east boundary between the two fields in the eastern section of the site and this appears to drain into the River Avon to the south-east. 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.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The Bristol Avon River County Wildlife Site (CWS) lies approximately 110m east of the site at its closest point and development may result in several negative effects upon this asset. Residents of a development at the site would be able to readily gain access to the CWS on foot via a network of public footpaths. 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. A suitably sized area of public greenspace or suitable alternative natural greenspace (SANG) should be incorporated within the scheme layout for any development at the site and should be provided within the east of the site so that it provides a 'buffer' between the footprint of the residential development and the Bristol Avon CWS. In terms of priority habitat, the site is comprised of a number of agricultural fields which are bordered by hedgerows interspersed with broadleaved trees. All of these appear to be shown on historical mapping. OS base mapping and aerial imagery indicates that a pond exists in the north-western section of the site next to the western boundary of the site adjacent to the A429. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The riparian corridor of the Bristol Avon river likely serves as an important commuting route / flyway and wildlife corridor for species such as bats, otter, water vole and birds and provides functional habitat connectivity with other habitats within the wider landscape. The hedgerows and tree lines at the site likely constitute commuting and foraging habitat for bats given connectivity with / proximity to suitable bat habitat off-site and within the surrounding countryside, particularly the river Avon and aligning riparian habitat close to the site. Several bat species have been recorded in the locality of the site. Suitable terrestrial habitat for great crested newts appears to exist on site around the pond in the northwest corner, and along the western margin of the site and potential refugia and hibernation opportunities are likely to be present. Hedgerows, trees, and scrub habitats on site afford nesting opportunities for birds during the breeding season and foraging opportunities along with potential for ground nesting birds. There are records of badger within the vicinity and the site may provide foraging habitat for badgers.
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: - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development. - Provision of public greenspace or SANG on site. 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. The Bristol Avon River is identified as a Strategic GBI Corridor and so should be protected and enhanced to strengthen GBI networks across the county and to aid functional habitat connectivity between ecological stepping stones.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site comprises fields bound by hedgerows with occasional trees. The roadside boundary to the east of the site is a strong line of trees that enclose the edge of the site. OS base mapping indicates that a pond exists in the north-western section of the site and that a wet drainage ditch / channel exists along the west to east boundary between the two fields in the eastern section of the site and this appears to drain into the River Avon to the southeast. • 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 Bristol Avon River County Wildlife Site (CWS) lies approximately 110m east of the site at its closest point and development may result in several negative effects upon this asset. Residents of a development at the site would be able to readily gain access to the CWS on foot via a network of public footpaths. A suitably sized area of public greenspace or suitable alternative natural greenspace (SANG) should be incorporated within the scheme layout for any development at the site and should be provided within the east of the site so that it provides a 'buffer' between the footprint of the residential development and the Bristol Avon CWS. • In terms of priority habitat, the site is comprised of a number of agricultural fields which are bordered by hedgerows interspersed with broadleaved trees. OS base mapping and aerial imagery indicates that a pond exists in the north-western section of the site next to the western boundary of the site adjacent to the A429. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • The riparian corridor of the Bristol Avon River likely serves as an important commuting route / flyway and wildlife corridor for species such as bats, otter, water vole and birds and provides functional habitat connectivity with other habitats within the wider landscape. Several bat species have been recorded in the locality of the site. Suitable terrestrial habitat for great crested newts appears to exist on site around the pond in the northwest corner, and along the western margin of the site and potential refugia and hibernation opportunities are likely to be present. • Scope for integrated green and blue infrastructure (GBI) opportunities include those presented by the retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones, the incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development and the provision of public greenspace or alternative suitable natural greenspace (SANG) on site. 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 would not maximise the efficient use of land. The site is divorced from the main urban area of the town and not particularly accessible to the town centre. It is adjacent to a small number of low-density properties. 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. 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 site consists of greenfield, agricultural land which appears not to have been developed before. Significant contamination is therefore considered unlikely. 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 entirely 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. Due to the size of this site, development is likely to lead to the loss of a significant amount of Grade 3 agricultural land. Development of this site should seek to protect the higher quality agricultural land within the site, where possible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.

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?	This is a large site and 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.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • It is considered that development of this site would not maximise the efficient use of land. The site is divorced from the main urban area of the town and not particularly accessible to the town centre. It is adjacent to a small number of low-density properties • There are no opportunities to reuse Previously Developed Land • 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 • Due to the size of this site, development is likely to lead to the loss of a significant amount of Grade 3 agricultural land • The site is not located within a designated Mineral Safeguarding Area • 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 • Overall, a moderate adverse effect is considered most likely against this objective, given the size of the site and likely significant loss of Grade 3 agricultural land	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/ quality?	This site is within Source Protection Zone 1c. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. 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 areas identified within Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not located in a Drinking Water Protected Area or Drinking Water Safeguard Zone.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	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. Significant water infrastructure crosses the site. 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 foul network capacity, it is likely that significant off-site infrastructure reinforcement would be required. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another

	drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1c. • The site is not located in 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. • investment is likely to be required in secondary treatment in Malmesbury. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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. A slurry pit is located at Lawn Farm to the south of the site. An odour assessment would be required to consider the potential impacts and any mitigation that may be required.
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?	Malmesbury does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, although 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. If allocations at Malmesbury are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
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. • A slurry pit is located at Lawn Farm to the south of the site. An odour assessment would be required to consider the potential impacts and any mitigation that may be required.	

• Malmesbury does not have an AQMA, although 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. • On the basis of the above evidence, a minor adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce significant amounts of greenhouse gases through the construction and occupation of the development. However, mitigation measures can 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. It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in 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.
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 river Avon runs approximately 0.1km away from the eastern edge of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is minimal flood risk across the site from all sources. There are some very small areas of pluvial surface water flood risk. These could be mitigated by a surface water drainage strategy. Cumulative impacts have been scored high across the east of the site. More stringent policy with regards 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 is not worsened 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?	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. Most of this site is located more than 1km from the town centre inhibiting 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). The significant size of this site could allow for the provision of large areas of open space, but much of what is currently greenfield agricultural land will be developed. 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.

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 high across the east of the site. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for a development of this scale to include significant renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this significant sized site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. 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, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. It is possible for new development to be in flood zone 1. However, given that there is some flood risk to the site, and that development could worsen flood risk elsewhere, a minor adverse effect is likely where mitigation would be achievable.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This is a large site in Malmesbury so 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 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 capable of connecting to the local Grid without the need for further investment?	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. It is thought that energy demand from a site of this size would be significant and could require substantial investment to reinforce the grid however any associated costs are likely to be proportionate to the development coming forward. According to SSEN's generation availability map, the substation in Malmesbury is partially constrained, therefore could potentially 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 substation in Malmesbury is constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And 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.

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.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy 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. • 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. • It is considered that the current energy infrastructure could cope with the increased demand of this site, reducing the cost associated with reinforcing the grid. 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. • 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. • 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.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
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?	The site would have a possible impact on wider setting of Grade II* Cole Park and on the setting of Grade II listed The Rookery to north. It is unlikely to impact on setting of Pike House tollhouse. Also there would be a possible impact on Cam's Hill scheduled ring work to south-east. Tithe maps suggest land lies within Cole Park, a former medieval monastic deer park and country house listed at Grade II*. Further assessment will be required to assess extent of deer park and impact and possibly some impact from development of former land holding. Impact on setting of scheduled Cam's Hill requires input from Historic England should the site be taken forward. These impacts may constrain development and restrict capacity of site. The site includes various archaeological features of very low value, including Medieval or Post-medieval ridge and furrow visible as earthworks, partially extant, in the east of site and north, south and eastern areas of buffer zone. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains – this might change following further investigation. The site has likely not been subject to archaeological investigation; therefore, further investigation will be required to identify the presence and significance of yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is very low. The north-western corner of site (minimal portion of site) is characterised as modern school ground (Burton Hill School) in former manor house and manor grounds, the form of which is still legible and is moderately sensitive. The majority of site characterised as post-medieval planned enclosures, unchanged since 19th century Ordnance

	Survey mapping, former character (including ridge and furrow) no longer legible which is not highly sensitive. The site comprises part of a wider network of post-medieval field enclosures and rural farm/manor structures and therefore has a moderate sensitivity. 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 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.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • The potential for significant adverse heritage/conservation effects is low • The potential for significant adverse archaeological effects is very low. • The potential for significant adverse historic landscape effects is low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is likely.	
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…	
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 1km to the northwest of the site with the Long Wood ancient woodland approximately 1.6km to the 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 located across the undulating slopes of Cam's Hill, which slopes down to the east towards the River Avon and west towards a tributary stream. The highest point of the site is approximately 95m AOD on the south edge, forming part of the hilltop that extends south. The tree-lined river is a distinctive landscape feature which meanders through Malmesbury and flows through the countryside to the east of the site. The site is part of a medium-scale mixed agricultural landscape around the south of Malmesbury and Burton Hill. The site comprises generally rectilinear fields, bound by hedgerows with occasional trees. The site has a generally strong rural character that is largely separate from the existing settlements of Malmesbury and Burton Hill. Existing settlement edges are generally well-integrated by hedge boundaries around rear gardens and defining the small-scale field network and surrounding trees. The site itself is relatively ordinary and in generally moderate condition. It is distinctly more open and large scale than the rural landscape around settlement edges. It is an identifiable landscape with moderate scenic quality and some contribution to local sense of place.

	Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity on higher landform through the south of the site. The site has generally medium to limited capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to form a detached and abrupt, new settlement edge to the south that would alter the rural settlement character and be intrusive in the rural landscape setting. • Potential for development to be conspicuous on the hillsides, break the treeline and stand out in the backdrop to the south of Malmesbury. • Potential loss of hedgerows and mature trees that contribute to enclosed, smaller scale landscape to the north of the site and connect with nearby woodland and riparian vegetation. Scope for mitigation includes the following: • Limit the scale and density of development, in keeping with the rural landscape qualities of the existing settlement of Burton Hill. • Limit the height of development to conserve treed skylines and rural backdrop to Malmesbury. • Limit development on higher land in the south of the site. • Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to appropriate buffers to the existing settlement edges and local green links.
3. Protect and enhance rights of way, public open space and common land?	There is a public footpath through the west of the site, linking south from Burton Hill across the undulating hills and valleys towards rural villages. A public footpath also passes along the east edge of the site, linking with the river and into Burton Hill. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.
Assessment outcome (on balance): Moderate (significant) adverse effects	
Summary of SA Objective 8 • The Cotswolds AONB sits approximately 1km to the northwest of the site with the Long Wood ancient woodland approximately 1.6km to the northeast. • The site is located across the undulating slopes of Cam's Hill, which slopes down to the east towards the River Avon and west towards a tributary stream. • The site has a generally strong rural character that is largely separate from the existing settlements of Malmesbury and Burton Hill. Existing settlement edges are generally well-integrated by hedge boundaries around rear gardens and defining the small-scale field network and surrounding trees. • The site itself is relatively ordinary and in generally moderate condition. It is distinctly more open and large scale than the rural landscape around settlement edges. It is an identifiable landscape with moderate scenic quality and some contribution to local sense of place. • Overall, it is considered that the site is of generally medium to high landscape sensitivity to development, with higher sensitivity on higher landform through the south of the site. The site has generally medium to limited capacity to accommodate development. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.	
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 **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date in Malmesbury has exceeded 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 significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Malmesbury.
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 (such as the site's variable topography), 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.

Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 • 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, this large site could bring forward a significant amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 indicate that Malmesbury is generally subject to lower levels of deprivation. The site is large, particularly when compared to other sites at Malmesbury. The site is in a prosperous area of low deprivation. However, the site could result in a number of new jobs and homes that could have some benefit for the town overall, including areas where slightly more deprivation is apparent. The site has the potential to deliver up to 917 homes of all types and tenures. The site could deliver a very good level of affordable housing. Overall, there could be social and economic benefits for the Malmesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Malmesbury town centre is situated approximately 0.8-1.3km to the north of the site. The site lacks very good access to the public transport network, although bus stops are available to the north of the site at Malmesbury Primary Care Centre and Burton Hill. The site is large and could support enhancement to accessibility via sustainable transport modes and this should form part of a development, where possible. Development could also incorporate amenity greenspace. Housing development at this site could generate the need for 85-119 early years places, 203-284 primary school places and 144-202 additional secondary places. Financial contributions would be required to create places in existing early years facilities, expansion of Malmesbury Primary School and the secondary school. Some primary places could potentially also be met within Lea and Garsdon Primary once expanded, but the remaining pupil product would not support a new primary school. Further evidence would be required as to any potential cap in dwelling numbers at this site. Further, expansion of the secondary school would require a feasibility study to determine whether it could be expanded by as many places as required by this site. Malmesbury Primary Care Centre is positioned nearby to the north of the site with the whole of the site lying within 1km of the care centre. Malmesbury is served by one health care centre, which is subject to no known capacity issues. However, there are opportunities to improve health provision in the town and a new development should make all efforts to avoid causing a negative capacity gap in GP provision. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The large scale of the site suggests that it could be capable of delivering a mixed-use development but is less likely to deliver new community uses. Benefits of supporting existing facilities through monies or new users could be apparent. There could be improvements to public rights of way MALW72 and MALW22.

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?	Development would extend Malmesbury towards the south towards Home Farm and Lawn Farm. The site is larger so good benefits of improvements to the public transport network or new affordable homes could be apparent. However, the site would predominately serve Malmesbury and therefore any benefits of reducing rural social isolation would be limited.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes or jobs towards an area with the most deprivation. • Site could provide a very good number of affordable homes as part of a housing development. • Good access to the town centre. • Education needs could be met through the expansion of existing facilities, although potential to expand primary facilities is limited and expansion of secondary facilities would require a feasibility study. • Extremely good access to health provision, which is not yet subject to issues. Financial contributions should be sought to avoid new development and an increased population introducing new pressures on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. • Overall, a moderate significant 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?	Given the size and location of this site, some form of mixed-use development is considered to be achievable. The site may derive access from the A429. The site is large enough for the access to be built a sufficient distance from Priory Roundabout to the North, to prevent safety concerns from proximity to a complex junction. An emergency access would also be required from the A429 due to the size of the development site.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	**Local Constraints** Local constraints are the lack of high-quality active travel infrastructure to the site and the lack of rail and bus accessibility. The impacts on highway congestion caused by the development site at Priory Roundabout are also a constraint. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure on the A429. Additionally, the X79 and X99 bus services should be extended to meet the levels of bus demand from the development site. Finally, the mitigations to improve sustainable travel options at the site should be supported with a site travel plan to encourage modal shift from the car and therefore, reduce the chance of highway congestion. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate

	• Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There are multiple existing public rights of way that link to the proposed development site. MALW22 runs parallel to the eastern edge of the site and connects to the B4042. Furthermore, MALW72 runs south from the development site, connecting to a further network that extends to Rodbourne. The active travel infrastructure is low-quality along the A429, and the existing public rights of way mentioned would benefit from their own upgrades. As a result of this, residents at the development site will be likely to rely on the car for most journeys. **Bus:** There are existing bus stops within 400m of the site, located on the A429. The services running from these bus stops are the 90, X79 and X99. The 90 is a local Malmesbury service, connecting the development site to local trip generators with an hourly frequency. The X99 is an extension of the 99 service, running once at 7am in the morning Monday-Friday from Malmesbury to Chippenham. The X79 connects the development site to Bath, however, only travels once at 9am on Thursdays. Due to the high number of dwellings at the proposed site and the infrequency of the X79 and X99, an extension to both services should be considered. An additional evening service for each route would help to increase patronage and encourage modal shift to the bus for travel from work for the development site. **Rail:** There are no railway services in Malmesbury, however the X99 and X79 provide a link to Chippenham and Bath, both of which have a railway station. However, the distances to travel by bus to a station would prejudice regular commute. **Service Vehicles:** The carriageway of the A429 is sufficiently wide to accommodate service vehicles. An access extended from this road would need to maintain the same width. **Car:** Cars could easily access the site from the A429. However, the high number of trips generated by the site in tandem with the medium and high levels of congestion that occur on Priory Roundabout to the North could lead to capacity constraints at Priory Roundabout.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • Given the size and location of this site, some form of mixed-use development is considered to be achievable. • The site may derive access from the A429. The site is large enough for the access to be built a sufficient distance from Priory Roundabout to the North, to prevent safety concerns from proximity to a complex junction. **Local Constraints** Local constraints are the lack of high-quality active travel infrastructure to the site and the lack of rail and bus accessibility. The impacts on highway congestion caused by the development site at Priory Roundabout are also a constraint. **Site Specific Mitigation** Mitigation would be required to upgrade active travel infrastructure on the A429. Additionally, the X79 and X99 bus services should be extended to meet the levels of bus demand from the development site. Finally, the mitigations to improve sustainable travel options at the site should be supported with a site travel plan to encourage modal shift from the car and therefore, reduce the chance of highway congestion. **Necessary Strategic Mitigation** Due to the lack of a transport plan for Malmesbury, potential strategic mitigation should include: • Wiltshire Council to develop a new Transport Plan for Malmesbury to include public transport, highway maintenance and walking and cycling routes with which this development must align • Development to contribute towards road and pavement improvements and maintenance where appropriate Wiltshire Council to identify where transport infrastructure impacted by this development needs to be improved and reasonable contributions sought from this development • Overall, given the issues noted above, a moderate 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)?	Malmesbury town centre is situated approximately 0.8-1.3km to the north of the site. The site lacks very good access to the public transport network, although bus stops are available to the north of the site at Malmesbury Primary Care Centre and Burton Hill. Malmesbury does not benefit from a train station, but a development of this site could enhance the town's existing bus network and overall sustainable transport enhancements.

	The site would be able to support a mixed-use development. This suggests the site would be able to provide significant 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 Tetbury and Swindon.
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 approx. 2.2km away from protected employment land at the Dyson site. The site is very large and has good access to the strategic road network via the A429. The site is likely to be able to support a good amount of employment land that could meet a range of needs, this could support diversification of the local employment market away from Dyson and provide higher skilled employment. Job growth at the town has been significant since 2009 and residential development is likely to be able to provide good support through an enhanced labour market. The absence of a train station at Malmesbury may hinder the town in attracting higher skilled employment, however reasonably good access to Swindon and the M4 remains apparent despite the location of this site and new sustainable transport links across the site could enhance economic opportunities to this regard. Active travel linkages should be promoted as a part of any development to avoid a reliance on private cars for commuters to and from the site.
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?	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. 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.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated away from existing residential areas and is located closely to Burton Hill School and Malmesbury Primary Care Centre. A site of this size could provide mixed-use development that includes a balance of employment and residential land to meet a range of needs. This could help reduce the need to travel but there will still need to be significant investment in sustainable transport modes to create linkages to existing employment land.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 • There is good connectivity from the site to the town centre. But the site is smaller. • The site is located very near to residential and is situated away from to protected employment land. • The site has good access to the A429. Lacking very good strategic sustainable transport connectivity e.g. the railway. • The site could support new employment and a mixed-use development. • Overall, a moderate significant positive effect is likely.	