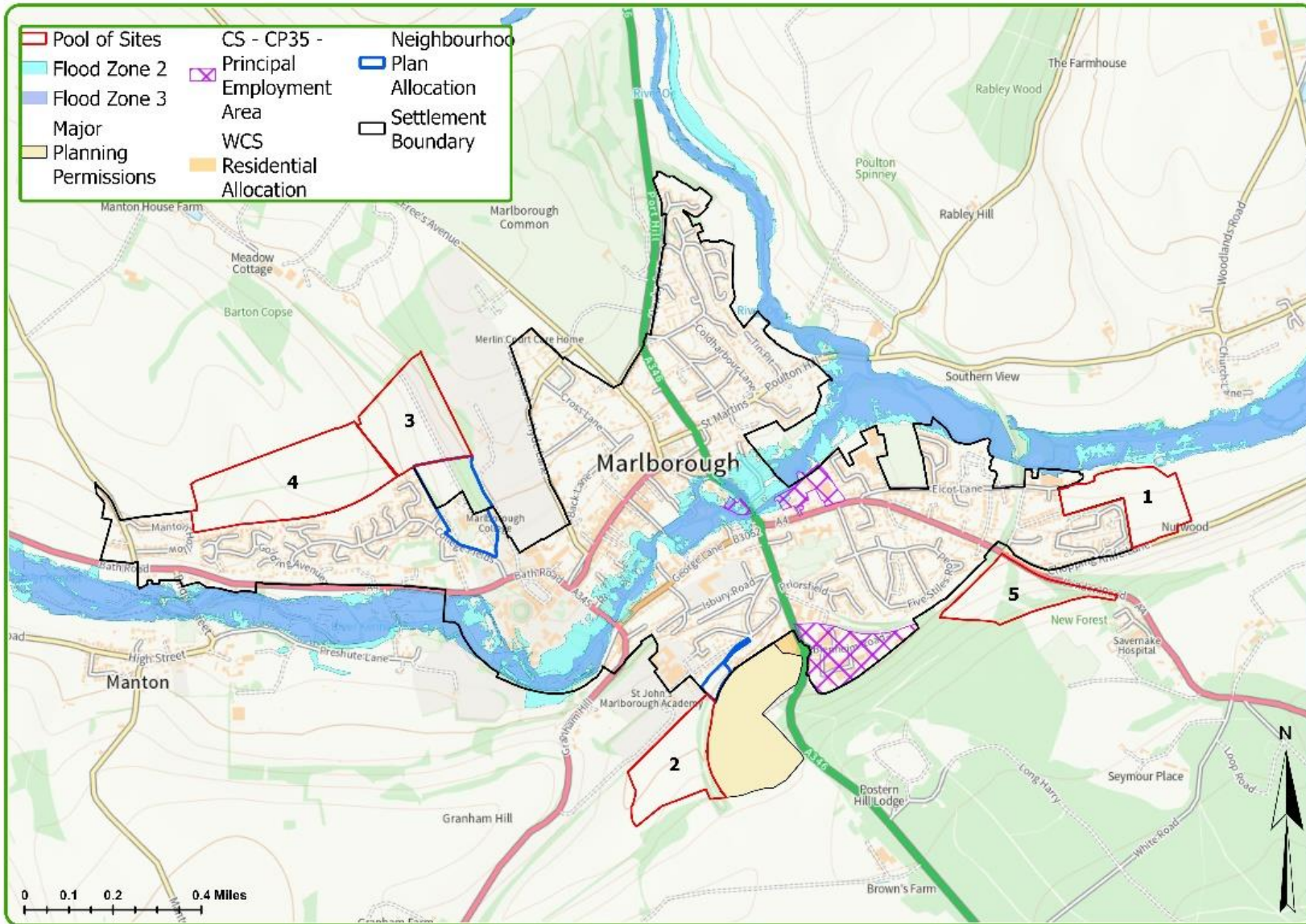


SA Annex 2.8 - Swindon HMA: Marlborough Sites Assessment



<p>Site Number and SHELAA ref(s): Site 1 (SHELAA sites 660, 661) Site name: Further Land at Chopping Knife Lane Site size: 7.63 ha Site capacity: approximate range 190 - 267 dwellings Site description: This greenfield site is located on the eastern edge of Marlborough on land to the north of Chopping Knife Lane. The site forms part of a wider field parcel that is currently in agricultural use, with variable topography sloping down to the north. It is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Land to the west is characterised by residential development, and to the north lies the River Kennet and its associated flood plain and SSSI. The site is intersected by a number of public rights of way. To the south is the Camp on Forest Hill Scheduled Monument and to the north-east is the Mildenhall Conservation Area. To the north-west of the site are a small number of Listed buildings.</p>	
<p>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...</p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises part of a large arable field that extends to the east, bound by hedgerows with mature trees within the north and south site boundaries. The west boundary is formed by shrub and tree planting around residential development. The east site boundary is an open edge, transecting the field that the site forms a part of. The tree-lined course of the River Kennet sits to the north of the site which extends east of Marlborough and contributes to the wooded valley. The hedgerows bordering the site have functional habitat connectivity with the River Kennet and the aligning riparian habitat and adjacent treelines and broadleaved woodland. An area should remain undeveloped in the north of the site for habitat restoration and enhancement in order to buffer, protect, widen, and strengthen the Kennet Corridor which comprises a key wildlife corridor and Strategic GBI 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.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The River Kennet Site of Special Scientific Interest (SSSI) lies in close proximity to the north of the site. Given proximity of the site to the River Kennet SSSI there is potential for negative effects during construction and following completion through recreational pressure upon the riparian habitat, proposals should demonstrate how impacts will be avoided. Savernake Forest SSSI is approximately 400m southwest of the proposed allocation site and would be easily accessible to residents of a development at the site via a network of public rights of way and roads. The Rivers Kennet and Og County Wildlife Site lie just north of the site whilst Chopping Knife Lane Bank County Wildlife Site lies just south of the site and can be easily accessed via public footpaths. Postern Hill Chalk County Wildlife Site is situated approximately 230m southwest of the site and would be a short walk for residents of a development at the site and readily accessible via the intervening network of public footpaths and roads. 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 alternative public / communal greenspace / suitable alternative natural greenspace (SANG) is provided to help to reduce the number of additional visits to protected sites offsite. In terms of priority habitat, hedgerow with broadleaved trees delineates the southern and northern boundary of the site and this is present on historical mapping. Hedgerows and broadleaved trees also border the southern section of the western boundary to the eastern boundary land parcel and the southern boundary of the western land parcel. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The River Kennet serves as an important flight line for bats, most likely including Annex II species. The hedgerows bordering the south of the site also have functional habitat connectivity. There are numerous records of a range of bat species in the vicinity of the site and a number of roost records for the Annex II species, barbastelle, in Savernake Forest. The hedgerows and trees along the boundaries of the site afford nesting opportunities for birds during the breeding season and the site offers foraging opportunities. In addition, ground nesting species may nest in the field.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - An undeveloped area in the north of the site for habitat restoration and enhancement in order to buffer, protect, widen, and strengthen the Kennet Corridor which comprises a key wildlife corridor and Strategic GBI corridor. - Provision of alternative public / communal greenspace / suitable alternative natural greenspace (SANG) to help to reduce the number of additional visits to protected sites offsite. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p> <p>The Kennet Corridor is identified as a Strategic Green and Blue Infrastructure (GBI) Corridor and should be protected and enhanced in order to strengthen GBI networks across the county and to aid functional habitat connectivity between ecological stepping-stones.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 1

- The site comprises part of a large arable field that extends to the east, bound by hedgerows with mature trees within the north and south site boundaries. The west boundary is formed by shrub and tree planting around residential development. An area should remain undeveloped in the north of the site for habitat restoration and enhancement in order to buffer, protect, widen, and strengthen the Kennet Corridor which comprises a key wildlife corridor and strategic green and blue infrastructure (GBI) 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 River Kennet Site of Special Scientific Interest (SSSI) lies in close proximity to the north of the site. Given proximity of the site to the River Kennet Site of Special Scientific Interest, there is potential for negative effects during construction and following completion through recreational pressure upon the riparian habitat, proposals should demonstrate how impacts will be avoided. Savernake Forest SSSI is approximately 400m southwest of the proposed allocation site and would be easily accessible to residents of a development at the site via a network of public rights of way and roads.
- The Rivers Kennet and Og County Wildlife Site, Chopping Knife Lane Bank County Wildlife Site and Postern Hill Chalk County Wildlife Site are all readily accessible via the intervening network of public footpaths and roads.
- It is recommended that an area of alternative public / communal greenspace / suitable alternative natural greenspace (SANG) is provided to help to reduce the number of additional visits to protected sites offsite.
- In terms of priority habitat, hedgerow with broadleaved trees delineates the southern and northern boundary of the site and this is present on historical mapping. Hedgerows and broadleaved trees also border the southern section of the western boundary to the eastern boundary land parcel and the southern boundary of the western land parcel. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The River Kennet serves as an important flight line for bats, most likely including Annex II species. The hedgerows bordering the south of the site also have functional habitat connectivity. There are numerous records of a range of bat species in the vicinity of the site and a number of roost records for the Annex II species, barbastelle, in Savernake Forest.
- 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, leaving an undeveloped area in the north of the site for habitat restoration and enhancement of the Kennet Corridor alongside the provision of alternative public / communal greenspace / SANG to help to reduce the number of additional visits to protected sites offsite. 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?	<p>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 adjacent to the site to the west which may indicate what densities could be achieved.</p> <p>Marlborough contains a wide range of infrastructure, services and facilities. There are existing bus services nearby with bus stops at Barnfield serving the residential area to the west 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.</p>
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)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting predominantly of Grade 2 agricultural land with some Grade 3. Development of this site would therefore likely lead to the loss of some higher-grade 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. The site is relatively small and the loss of the agricultural land is not likely to be considered significant.</p> <p>Any development of this site should seek to protect the higher quality agricultural land, where possible.</p>
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	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	

<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • 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 lead to a permanent loss of Grades 2 and 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, given the relatively small site size and lack of likely significant effects, a minor adverse effect is considered most likely against this objective 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner. Decision-Aiding Questions. Will the development site...</p>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas.</p> <p>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 any watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>The site falls within the catchment area of Thames Water. The area covered by Thames Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to water supply capacity, Thames Water have commented that in terms of resource development of the scale envisaged at Marlborough is unlikely to be an issue, although this may cause issues with existing supplies in relation to pressure levels in some locations within Marlborough. Early engagement will be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment.</p> <p>With regard to foul network capacity, Thames Water have commented that the scale of growth envisaged is likely to require upgrades of the network. Early engagement with Thames Water will be required to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. Additionally, the Marlborough area is a Groundwater Impacted System Management Plan area (GISMP), where Thames Water have identified groundwater entering the sewer network which can cause problems such as sewer flooding and large volumes of flow passing forward to the sewage treatment works.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas. • The area covered by Thames 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. • In terms of water supply capacity, engagement will be required with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. • In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades. • On the basis of the above evidence, a minor adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
1. Minimise and, where possible, improve on unacceptable levels of	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p>

noise, light pollution, odour, and vibration?	Impacts of noise, light, dust and odour from the adjacent factory will need to be assessed through impact assessments to determine the significance of impacts and potential mitigation. Mitigation may include providing physical separation of residential and commercial uses and/or appropriate acoustic treatment, and layout considerations.
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?	Marlborough has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist through the centre of the town on the A346. Development of this site is likely to increase traffic entering the town network. If allocations at Marlborough are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions may 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 in the AQMA in Marlborough.
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): Moderate (significant) adverse effect	
Summary of SA Objective 4	
<ul style="list-style-type: none"> • 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. • Impacts of noise, light, dust and odour from the adjacent factory will need to be assessed and may require onsite mitigation, such as physical separation. • Marlborough has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town road network, which would require mitigation. • On the basis of the above evidence, a moderate 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 River Kennet runs less than 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 79% of the site. This means groundwater levels are between 0.5-5 m below the ground level. 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 of surface water/groundwater 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?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located less than 1km from the town centre, which could enable active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site in Marlborough, 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.</p>

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 5

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- There is a low groundwater flood risk across most 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 groundwater flood risk to the site 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 carbon sources of energy?	<p>As this is a fairly small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • 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?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substation in Marlborough 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 Marlborough is constrained, therefore could potentially struggle to withstand further significant demand.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site were able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>
4. Deliver high-quality development that maximises the use of sustainable construction materials?	<p>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.</p>
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	<p>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 also 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.</p>

Assessment outcome (on balance): Neutral 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.

<ul style="list-style-type: none"> • It is considered that the current energy infrastructure could struggle to 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 however, the infrastructure is already under pressure. 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 neutral effects are considered likely against this objective. 	
SA objective 7 - Protect, maintain and enhance the historic environment Decision-Aiding Questions. Will the development site...	
<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The site would have an impact on setting of Grade II Listed Elcot Mill and Grade II stable block to the north of the site. The site wraps around Elcot Mill and Stable Block and an assessment would be required but it seems likely that their primary interest lies in their relationship with the river, the mill buildings and any cut river channels or pools which served the mill rather than the more general rural landscape. However, this will be part of their wider setting and sensitive design will be required to respect this. Design mitigation is likely to require a buffer to listed properties and a sensitive layout appropriate to a rural lane. This is likely to restrict capacity of site.</p> <p>A potential impact on scheduled iron age hillfort and roman settlement is assessed. The contribution of the site to the setting of the scheduled monument requires assessment. The site may also have archaeological significance. However, impact does not appear to have precluded development on adjacent site which is recent. Mitigation may be required and may impact on site capacity.</p> <p>Scheduled Monument, Camp on Forest Hill, borders the site to the south which is of high archaeological value. Also, on site the former Roman road that runs through the north of the site which has the potential archaeological remains and is of medium value. The site is also within the 100m buffer of several medium to high value features, including written evidence inferring a former medieval settlement to the north of the site with potential archaeological remains around the site and medieval lynchets to the south of the site which are likely to be associated with the Scheduled Monument. And further low value features including extant post medieval water meadows bordering the site to the north –and Saxon coin findspot west of the site of low to medium value. There is an extant Elcot Mill House in the north-western buffer area of the site. Scheduled Monument to the south of the site, an Iron Age hillfort, and associated finds, indicate potential for further remains extending into the south of the site. Additionally, these earthworks form part of a wider network of historic earthworks across the wider landscape. The extant water meadows in northern buffer area have little archaeological value.</p> <p>Further investigation is likely needed during a planning application process. Further research is also likely required to inform future development regarding the setting of the Scheduled Monument. 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, for example remains associated with the Schedule Monument in the central/eastern site area. Also, mitigation strategy could also include preservation by record where preservation in situ is not 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. Consideration should also be given to the setting of the Scheduled Monument during design of future development, with potential development being limited or avoided in the southern site area. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. Following the results of archaeological investigation this risk may increase or reduce.</p> <p>The site has 21st century amalgamated fields with no former character legible which is not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. There is an extant post medieval water meadows to the north and the mitigation strategy could include consideration of the water meadow character. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>

appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The potential for significant adverse heritage/conservation effects is moderate. • 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 moderate adverse effect is likely. 	
<p>SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	<p>The site is wholly within the North Wessex Downs AONB while two registered Park and Gardens are located nearby, namely:</p> <ul style="list-style-type: none"> • Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) approximately 550m to the southeast. • Marlborough College Registered Park and Garden (Grade II) approximately 1.8km to the southeast. <p>There are also four ancient woodlands near the site, namely:</p> <ul style="list-style-type: none"> • Folly Copse Ancient Woodland approximately 480m southeast. • Hens Wood/Briary Wood (Part of Savernake Forest) Ancient Woodland approximately 750m to the south. • Rabley Wood Ancient Woodland approximately 1.2km to the north. • Thicket Copse Ancient Woodland approximately 1.5km to the northwest. <p>There is potential for new development to negatively impact the special landscape qualities of the AONB designation.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the east of Marlborough, between Chopping Knife Lane and the River Kennet to the east of the residential suburb of St Margaret's.</p> <p>The site is located on the gently sloping valley side of the River Kennet, with a north/northwest aspect to the river. The land has a gradual slope down towards the river with the highest point at 149m AOD on Chopping Knife Lane along the south site boundary, falling to approximately 125m AOD in the north of the site. It forms part of the intimate river valley landscape at the foot of steeper slopes. Treed valley sides rise steeply to the south of the site, to a plateau at Forest Hill.</p> <p>The site comprises part of a large arable field that extends to the east, bound by hedgerows with mature trees within the north and south site boundaries. The west boundary is formed by shrub and tree planting around a modern residential development (post 2010). The east site boundary is an open edge, transecting the field that the site forms a part of. The low-lying, tree-lined course of the River Kennet is a distinctive feature of the intimate river valley, which extends east of Marlborough and contributes to the wooded valley character.</p> <p>The site has a predominantly rural character, forming part of the open valley floor of the River Kennet that contributes to separation between the suburbs of Marlborough and ancient, discrete village of Mildenhall to the northeast.</p> <p>The whole site is located within the North Wessex Downs AONB and is in proximity to features of cultural and historic value including the Grade II* registered park and garden of Tottenham House and Savernake Forest and the ancient village of Mildenhall. The landscape is in generally moderate to good condition, with strong linking vegetation features through the valley floor. The generally intact field boundary features contribute to the local sense of place and high scenic value of the valley.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with high sensitivity through the east of the site due to its prominence in the river valley and contribution to separation between Marlborough and Mildenhall. The site has generally medium to limited capacity to accommodate further development, with even more limited capacity to the east. The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the west of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective.</p> <p>Potential for significant adverse effects include the following:</p>

	<ul style="list-style-type: none"> • Potential for new development that does not conserve or enhance the special landscape qualities of the AONB designation. • Potential for built form to be intrusive in the rural landscape setting on the rural valley slopes of the River Kennet. • Potential for built form to urbanise the east settlement edge of Marlborough, reducing the intimate rural qualities of the river valley and sense of separation between Marlborough and Mildenhall. • Potential loss of hedgerows and open field that contribute to the wooded character of the river corridor. • Potential changes to the character of the river corridor and wooded valley slopes, experienced by users of public rights of way between distinctive landscape features. • Potential for incremental increase of light pollution within the AONB. <p>Scope for mitigation:</p> <ul style="list-style-type: none"> • Avoid development which would harm the special landscape qualities of the AONB designation. • Avoid development that would break the wooded skyline. • Limit development in the east of the site and maintain open land as part of a strategic green gap buffer between Marlborough and Mildenhall. • Retain hedgerows and trees as part of a mature landscape framework contributing to the wooded river corridor. • Create a strong landscape buffer to the eastern settlement edge to help integrate development. • Avoid inappropriate lighting within proposed development.
3. Protect and enhance rights of way, public open space and common land?	Public rights of way pass east-west and north-south through the site, along the River Kennet and linking south to Forest Hill and public rights of way through woodland within the Grade II* registered park and garden of Tottenham House and Savernake Forest. Savernake Forest is an extensive woodland with variety of walking trails. There is no public open space or common land within this site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the west of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. • The site is wholly within the North Wessex Downs AONB. Two registered Park and Gardens are located nearby along with four ancient woodlands falling within 1.5km of the site. • Lying to the east of Marlborough, the site is located on the gently sloping valley side of the River Kennet. An arable field, the site is bound by hedgerows with mature trees to the north and south, shrub and tree planting around a modern residential development to the west and a more open edge to the east. • Public rights of way pass east-west and north-south through the site. • The landscape is in generally moderate to good condition, with strong linking vegetation features through the valley floor. The generally intact field boundary features contribute to the local sense of place and high scenic value of the valley. • It is considered that the site is of generally medium to high landscape sensitivity to development, with high sensitivity through the east of the site due to its prominence in the river valley and contribution to separation between Marlborough and Mildenhall. The site has generally medium to limited capacity to accommodate further development, with even more limited capacity to the east. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective. 	
<p>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</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Marlborough has been in line with planned levels over the WCS plan period, including recent delivery at the strategic allocation at Salisbury Road. 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 Marlborough.

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 <ul style="list-style-type: none"> • 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?	<p>The Indices of Multiple Deprivation (IMD) 2019 indicate that Marlborough is generally subject to lower levels of deprivation. The site is in an area of low deprivation. While the site is reasonably sized it would have little impact in achieving development in the most deprived areas.</p> <p>The site has the potential to deliver up to a total of around 267 homes of all types and tenures. The site could deliver some affordable housing.</p> <p>Overall, there could be social and economic benefits for the Marlborough area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Marlborough town centre is situated approximately 1.5-2km to the west of the site from the nearest and furthest borders. 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 Kennet is positioned to the north of the site and the site's situation within an Area of Outstanding Natural Beauty suggests buoyant opportunities to access offsite amenity greenspace.</p> <p>Housing development at this site could generate the need for 25-35 early years places, 60-83 primary school places and 42-59 additional secondary places. Early years and secondary schooling needs would need to be met in expanded or new provision. This would require financial contributions. Primary places arising from this site could be met by surplus within existing primary schools, however the number of homes would need to be capped at 200. There may be issues with primary provision if this site were to come forward along with others at the town.</p> <p>Marlborough Medical Practice is positioned 1.5km to the west of the site. Marlborough is subject to one health care centre, however there are three additional centres in the surrounding area at Burbage, Ramsbury and Great Bedwyn. There are capacity issues in the area overall. These were not projected to worsen overall between 2016-2026, but the gap remains significant, with the largest gap apparent at Marlborough Medical Practice. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The site is 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. However, the development of this site could to new users to support the local football ground, youth centre and other formal recreational spaces.</p> <p>There could be improvements to public rights of way MARL29, MARL21, MILD37 and MILD19.</p>

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development would extend Marlborough towards the east and Mildenhall. The site would predominately serve Marlborough and it is unlikely that new affordable housing or an enhanced sustainable transport network would make a significant contribution to the reduction of rural isolation in this area. Positive effects are also likely to be limited due to the size of the site. However, benefits of new housing or extended facilities for surrounding rural communities are still likely.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would not be directing new homes or jobs towards an area subject to the most deprivation. • The site could provide a good level of affordable homes as part of a housing development. • Good access to the town centre and limited access to the sustainable transport network. Some improvements could be apparent as a result of the development of this site. • Small site with limited opportunities to incorporate onsite greenspace or community facilities as part of a mixed-use development. The site benefits from access to existing formal and informal recreational space, including greenspace. • Financial contributions would be required to support the expansion of existing early years and secondary provision. Primary school needs could be met within existing schools for up to 200 homes. • Good access to health provision, however this is subject to significant existing issues. Financial contributions should be sought to avoid new development and an increased population introducing additional pressure 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?	This site is considered large enough to accommodate some form of mixed-use development. However, the site has limited opportunity to deliver walking and cycling infrastructure to connect the site to the Town Centre and the site also has limited vehicular access opportunities, with the most likely coming from White Horse Lane.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints</p> <p>The site has limited opportunity to deliver walking and cycling infrastructure to connect the site to the Town Centre. Access via Elcot Lane is considered the most direct, but this route presents direct conflicts to walkers and cyclists from sharing a carriageway with residential and commercial traffic; thereafter, pedestrian infrastructure is narrow and limited.</p> <p>The site is not considered accessible by bus.</p> <p>The site also has limited vehicular access opportunities, with the most likely coming from White Horse Lane. However, this route would present additional traffic impacts on an existing cul de sac community, with potential detriment to the propensity to walk or cycle.</p> <p>Site Specific Mitigation</p> <p>The site may struggle to provide a viable access strategy for the site, but if this is achievable then walking and cycling infrastructure should link Elcot Lane, Chopping Knife Lane and White Horse Lane, with infrastructure improvements delivered wherever feasible.</p> <p>Necessary Strategic Mitigation</p>

	<p>The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site accommodates public rights of way MILD19/MILD20 to the north of the site, which provides access to Elcot Lane and onward to the town centre; the High Street is approximately 1.6km walk, with very limited other destinations available en route. Elcot Lane is very narrow for much of its length, with the initial 100m section from the site not accommodating any pedestrian/cyclist infrastructure; a narrow, circa 1m footway is then provided for the next 115m. Elcott Lane provides access for both commercial and residential traffic and hence the sharing of the carriageway by pedestrians may not be appropriate. Chopping Knife Lane also provides access to the site, but with limited width, its use as a walking/cycling route will be dictated by whether it also is required to accommodate vehicular access. Access to the town centre is longer than that from Elcot Lane, with a 38-minute walk (according to Google Maps) and a 11-minute cycle to the High Street; the route also follows London Road, which is heavily trafficked and is not considered a pleasant walking environment. Access may also be achieved from White Horse Road, given its highway status and Wiltshire Title of the intervening land. However, access to this additional road provides limited additional benefit other than to provide an alternative to Elcot Lane and Chopping Knife Lane. Furthermore, White Horse Road is subject to relatively high gradients, which may dissuade all but the most fit from walking and/or cycling.</p> <p>Bus: There is a bus stop (Barnfield) which is 500m walk west bound along Chopping Lane. The stop provides access to the following services: Service 20 – 6 buses per day by direction for service to Hungerford (does not accommodate typical commuting). Service X20 – 1 bus per day by direction for service to Hungerford (does not accommodate typical commuting). Service X22 – 3 buses per day by direction for service to Hungerford (does not accommodate typical commuting). The bus stops do not provide access to Salisbury or Swindon, which are key commuting towns, and with limited frequency of service to Hungerford and a 500m walk, the site is not currently considered accessible by bus. The site is also not of a scale that could materially fund an enhancement to local bus service provision.</p> <p>Rail: Marlborough does not have a train station. The nearest stations from the site are Bedwyn, Pewsey, Swindon and Hungerford. These stations offer services to London and the west country, with the most frequent services from Swindon and Hungerford. The Barnfield bus stop offers a direct connection to Bedwyn station.</p> <p>Service Vehicles: As stated in commentary regarding walking and cycling routes, both Elcot Lane and Chopping Knife Lane have limited walking and cycling infrastructure and/or width and hence their use by refuse trucks etc. may conflict with the sustainable accessibility of the site. To overcome this, alternative access may be achieved from White Horse Road.</p> <p>Car: As stated previously, both Elcot Lane and Chopping Knife Lane are of insufficient width to accommodate the multi-modal access requirements of the site and alternative access provisions should be made. With this in mind, access through to White Horse Road is feasible, but the number of dwellings may be limited. White Horse Road and the extension of Chopping Knife Lane currently accommodates 183 dwelling addresses in a looped cul de sac arrangement. Typically, such arrangements are limited to 300 dwellings before an alternative access is sought, this may limit the addition of new dwellings onto the road to 117 dwellings, although other factors would need to be taken into consideration e.g. the impact upon local amenity and the propensity to walk and cycle in an environment with significantly increased traffic movements.</p> <p>A further access from Barnfield has been discounted, given that it is a private road and thus presents a ransom affecting site viability.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • This site is considered large enough to accommodate some form of mixed-use development. However, the site has limited opportunity to deliver walking and cycling infrastructure to connect the site to the Town Centre and the site also has limited vehicular access opportunities • The site is not currently considered accessible by bus. The site is also not of a scale that could materially fund an enhancement to local bus service provision • Both Elcot Lane and Chopping Knife Lane are of insufficient width to accommodate the multi-modal access requirements of the site. Access through to White Horse Road is feasible, but the number of dwellings may be limited. <p>Local Constraints</p> <p>The site has limited opportunity to deliver walking and cycling infrastructure to connect the site to the Town Centre. Access via Elcot Lane is considered the most direct, but this route presents direct conflicts to walkers and cyclists from sharing a carriageway with residential and commercial traffic; thereafter, pedestrian infrastructure is narrow and limited. The site is not considered</p>	

accessible by bus. The site also has limited vehicular access opportunities, with the most likely coming from White Horse Lane. However, this route would present additional traffic impacts on an existing cul de sac community, with potential detriment to the propensity to walk or cycle.

Site Specific Mitigation

The site may struggle to provide a viable access strategy for the site, but if this is achievable then walking and cycling infrastructure should link Elcot Lane, Chopping Knife Lane and White Horse Lane, with infrastructure improvements delivered wherever feasible.

Necessary Strategic Mitigation

The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.

- Overall, a moderate adverse effect is considered most 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...

<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Marlborough town centre is situated approximately 1.5-2km to the west of the site from the nearest and farthest borders. 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. Marlborough does not currently benefit from a train station. It does, however, benefit from good transport linkages to Swindon where access to the railway line is apparent. There is a risk of leakage to Swindon.</p> <p>The site would be able to support a smaller amount of development of either residential or employment. Development in this location is less likely to make a good contribution towards supporting town centre vitality and viability.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site is located within a good distance of protected employment land at Marlborough. It is within 1km of employment land at Pelham Court and Marlborough Business Park. Marlborough Business Park is performing well and subject to recent growth and investment. There is potential to bring forward new employment in this area, which could support new floorspace and meet demands. The site could therefore support an overspill of demand for employment land at the business park. The site has reasonably good access to the strategic road network, via the A4. It could be attractive to higher skilled labour as a result. Despite this the site is small and less likely to meet a good range of employment needs.</p> <p>Any development should look to ensure sustainable transport options to employment land, particularly in promoting active travel choices for commuter journeys to and from the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>As a smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>4. Promote a balance between residential and employment development to help</p>	<p>The site is positioned to the east of Marlborough. The site adjoins both residential and employment land. It is also situated near to protected employment land at the town. There could be good benefits of reducing travel to work distances through an employment or residential development in this location.</p>

reduce travel to work distances?	
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Assessment outcome (on balance): Moderate (significant) positive 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 employment land and is well related to protected employment land.
- The site has good access to the A4 and A346, but access to the bus network could be improved as a part of development to promote access to and from the site to nearby employment. Lacks very good strategic sustainable transport connectivity e.g. the railway.
- The site could support existing employment land, either through residential or employment development in a town where demand for new employment floorspace is apparent.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 2 (SHELAA site 3796)
Site name: Land on the south side of the Wyvern Centre, Cherry Orchard
Site size: 8.13 ha **Site capacity:** approximate range 203 - 285 dwellings
Site description: This greenfield site is located on the southern edge of Marlborough. The site is largely in agricultural use, with the south west border formed by a significant tree belt along the site of a dismantled railway. The site has variable topography, sloping upwards towards the south east corner. It is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Land to the north is characterised by residential development and the St John's School. A public right of way adjoins the south west boundary 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?	<p>The site comprises of a single arable field bound by hedgerows with trees to the north and west of the site. A small block of woodland encloses the south of the site, and the eastern most section of the site is formed by woodland trees along the line of an arm of the dismantled Chiseldon and Marlborough Railway. The site boundary vegetation is well connected through the wider landscape. Given the ecological value of the railway tunnel and associated habitat, development would need to avoid negative impacts upon this area with large swathes left undeveloped for habitat restoration and buffering. The value of the habitat on/surrounding the site indicates that the potential to avoid adverse impacts upon biodiverse assets will be limited.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>Savernake Forest Site of Special Scientific Interest (SSSI) is approximately 280m east of the site and would be easily accessible to residents of a development at the site via a network of public rights of way and roads. The potential allocation site lies within an impact risk zone around the River Kennet Site of Special Scientific Interest. Pantawick County Wildlife Site (CWS), which comprises lowland mixed deciduous woodland lies immediately south of the site. Via public footpaths residents of a development at the site would be able to readily access the CWS. Granham Hill County Wildlife Site lies approximately 225m northwest of the site and is similarly accessible via 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. An area of alternative public / communal greenspace / suitable alternative natural greenspace (SANG) would need to be provided to help to reduce the number of additional visits to protected sites offsite. It should be recognised that if the south of the site were to remain undeveloped and subject to habitat restoration, enhancement, and creation, it may not be appropriate for this area to also serve as an area of public greenspace / SANG. Development at the site appears not to protect designated / non-designated habitats and protected species.</p>

	<p>In terms of priority habitat, the eastern section of the site comprises a wide band of broadleaved woodland along a dismantled railway line with the entrance to a disused railway tunnel at the end of this band of woodland. Other boundary hedgerow and tree habitat is shown on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The woodland and hedgerows on the site provide important commuting and foraging habitat for a range of bat species and have functional habitat connectivity with offsite hedgerows and woodland notably including Savernake Forest Ancient Woodland County Wildlife Site, Hens Wood / Briary Wood ancient and semi-natural woodland and Savernake Forest SSSI. This is significant as Savernake Forest is highly important for a range of bat species and a number of Barbastelle roosts have been identified in the Forest. The habitats on site, which includes broadleaved woodland adjacent to the disused railway line leading to the entrance of the disused railway tunnel, are important for a range of bat species and the railway tunnel supports one of, if not the largest hibernation roost of Natterer's bats in the UK. Several other bat species also roost in the railway tunnel and the tunnel entrance is a swarming / mating site for bats, with most of the 17 species known to breed in the UK, including all four Annex II bat species, having been recorded here in recent years. The dismantled railway line and surrounding broadleaved woodland habitat comprises a key flight line for bats commuting to and from the tunnel. It is considered that any further development in the vicinity of the tunnel and adjacent to the railway line, which is a key flight line for bats, should be not permitted as it would have significant impacts on bats and would likely result in a significant reduction in the numbers of bats using the tunnel for hibernation whilst likely making it unsuitable for swarming. The woodland, hedgerows and trees on site afford nesting opportunities for birds during the breeding season and foraging opportunities. In addition, ground nesting species may nest in the arable field. There are several records of dormouse in Savernake Forest and given that the broadleaved woodland and hedgerow habitats on site are contiguous linked to this habitat, it is possible that dormice could be present on site.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> - Retention of priority habitat, including all hedgerows/trees, with wide buffer/ecological protection zones. - Leaving large swathes undeveloped for habitat restoration and buffering to the south and east of the site. - Provision of an area of alternative public / communal greenspace / suitable alternative natural greenspace (SANG). <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

Assessment outcome (on balance): Major (significant) adverse effect

Summary of SA Objective 1

- The site comprises a single arable field bound by hedgerows with trees. A small block of woodland encloses the south of the site, and the eastern most section of the site is formed by woodland trees along the line of an arm of the dismantled Chiseldon and Marlborough Railway. Given the ecological value of the railway tunnel and associated habitat, development would need to avoid negative impacts upon this area with large swathes left undeveloped for habitat restoration and buffering. The value of the habitat on/surrounding the site indicates that the potential to avoid adverse impacts upon biodiverse assets will be limited.
- 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.
- Savernake Forest Site of Special Scientific Interest (SSSI) is approximately 280m east of the site and would be easily accessible to residents of a development at the site via a network of public rights of way and roads. The potential allocation site lies within an impact risk zone around the River Kennet SSSI.

- Pantawick County Wildlife Site and Granham Hill County Wildlife site are both easily accessible via public footpaths from the site. An area of alternative public / communal greenspace / SANG would need to be provided to help to reduce the number of additional visits to protected sites offsite. It should be recognised that if the south of the site were to remain undeveloped and subject to habitat restoration, enhancement, and creation, it may not be appropriate for this area to also serve as an area of public greenspace / suitable alternative natural greenspace (SANG).
- In terms of priority habitat, the eastern section of the site comprises a wide band of broadleaved woodland along a dismantled railway line with the entrance to a disused railway tunnel at the end of this band of woodland. Other boundary hedgerow and tree habitat is shown on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The woodland and hedgerows on the site provide important commuting and foraging habitat for a range of bat species and have functional habitat connectivity with offsite hedgerows and woodland notably including Savernake Forest SSSI. Savernake Forest is highly important for a range of bat species and a number of Barbastelle roosts have been identified in the Forest. The habitats on site, which includes broadleaved woodland adjacent to the disused railway line leading to the entrance of the disused railway tunnel, are important for a range of bat species and the railway tunnel supports one of, if not the largest hibernation roost of Natterer's bats in the UK. Several other bat species also roost in the railway tunnel and the tunnel entrance is a swarming / mating site for bats, with most of the 17 species known to breed in the UK, including all four Annex II bat species, having been recorded here in recent years.
- It is considered that any further development in the vicinity of the tunnel and adjacent to the railway line, which is a key flight line for bats, should be not permitted as it would have significant impacts on bats and would likely result in a significant reduction in the numbers of bats using the tunnel for hibernation whilst likely making it unsuitable for swarming. Development at the site appears not to protect designated / non-designated habitats and protected 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, leaving large swathes undeveloped for habitat restoration and buffering to the south and east of the site. The development of the site should conserve and enhance GBI.
- Overall, a major 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 uncertain if this site could be built at an adequate density in order to maximise the efficient use of land. The site extends out into open countryside and there is little existing residential development near to the site. A higher density development here would be markedly out of character with its surroundings. Marlborough contains a wide range of infrastructure, services and facilities and there is an existing bus service serving St Johns School very close to the site. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and a small section of the old railway line which is wooded. 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. However, the site contains unknown filled ground which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting wholly of Grade 3 agricultural land. Development of this site would therefore likely lead to the loss of medium quality 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. The site is relatively small and the loss of medium quality agricultural land is not likely to be considered significant. Any 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	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.

so, is there potential to extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	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	
<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is uncertain if this site could be built at an adequate density in order to maximise the efficient use of land. The site extends out into open countryside and there is little existing residential development near to the site • This site consists of greenfield, agricultural land and a small section of the old railway line which is wooded. There are no opportunities to maximise the reuse of PDL • The site contains unknown filled ground which would be regarded as potentially contaminated land and would require investigation in terms of its potential effect upon development • Development of this site would 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, given the relatively small site size, 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 almost entirely within Source Protection Zone 1. 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 but does fall within a Drinking Water Safeguard Zone. These are catchment areas that influence the water quality for their respective Drinking Water Protected Area (Surface Water), which are at risk of failing the drinking water protection objectives. Consultation with the Environment Agency will be required.
2. Direct development to sites where adequate water supply, foul drainage, sewage	The site falls within the catchment area of Thames Water. The area covered by Thames 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.

treatment facilities and surface water drainage is available?	<p>With regard to water supply capacity, Thames Water have commented that in terms of resource development of the scale envisaged at Marlborough is unlikely to be an issue, although this cause issues with existing supplies in relation to pressure levels in some locations within Marlborough. Early engagement will be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment.</p> <p>With regard to foul network capacity, Thames Water have commented that the scale of growth envisaged is likely to require upgrades of the network. Early engagement with Thames Water will be required to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. Additionally, the Marlborough area is a Groundwater Impacted System Management Plan area (GISMP), where Thames Water have identified groundwater entering the sewer network which can cause problems such as sewer flooding and large volumes of flow passing forward to the sewage treatment works.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is predominantly in Source Protection Zone 1, and partly within Source Protection Zone 2. • The site is not located in a Drinking Water Protected Area but does fall within a Drinking Water Safeguard Zone. • The area covered by Thames 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. • In terms of water supply capacity, engagement will be required with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. • In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades. • On the basis of the above evidence, a moderate adverse effect is likely. 	
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SA objective 4 - Improve air quality and reduce all sources of environmental pollution
Decision-Aiding Questions. Will the development site...

1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>Road traffic noise from the busy A4 will need to be assessed. The proposed design of residential amenity should follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are incorporated into the early design stages. A noise assessment will be required to confirm noise impact on noise sensitive receptors and appropriate mitigation.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Marlborough has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist through the centre of the town on the A346. Development of this site is likely to increase traffic entering the town's road network. If allocations at Marlborough are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions may 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 in the AQMA in Marlborough.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 <ul style="list-style-type: none"> • 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 from the A4 will need to be assessed, and mitigation may be required to address impacts. • Marlborough has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town's road network, which would require mitigation. • On the basis of the above evidence, a moderate 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?	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The River Kennet runs less than 0.5 km to the northwest of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium pluvial flood risk across 13% of the site. This means that each year there is a 1% chance of flooding. There is a low pluvial flood risk across 22% of the site. This means that each year there is a 0.1% chance of flooding. The risk is mainly across the north of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium 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	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

<p>adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>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.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a small site in Marlborough, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • 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 some pluvial flood risk across part of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium 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. • 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 pluvial flood risk and the loss of greenfield land which thus natural drainage, a minor adverse effect is likely. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the development of renewable and low carbon sources of energy?</p>	<p>This site is one of the larger sites in Marlborough and 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:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
<p>2. Be capable of connecting to the local Grid without the need for further investment?</p>	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on in order to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p>

	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 Marlborough is constrained, therefore could 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 Marlborough 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 in Marlborough. 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 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	
<ul style="list-style-type: none"> • 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. 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,	There are no designated conservation assets affected. The site is located between former Marlborough Branch Line and Midland and SW Junction Railway which are non-designated heritage assets, and the routes should remain legible. Some design mitigation may be required to maintain legibility of site's historic features.

Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>The site is also within the 100m buffer of medium to high value features of former medieval settlement of Pantawick within southern buffer area and Iron Age ditches and pits and a Roman villa south of the site, with linear features branching out towards the site of medium value and Medieval ridge and furrow earthworks of low value. Based on evidence that is currently available and known, the site appears to be constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>On site there are post Medieval to 21st century piecemeal fields and 21st century secondary woodland (along old railway line east site edge) with no former character legible which 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 also include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
2. Maintain and enhance the character and distinctiveness of 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	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The potential for significant adverse heritage/conservation effects is low. • 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 AONBs and their settings?	<p>The site is wholly within the North Wessex Downs AONB while two registered Park and Gardens are located nearby, namely:</p> <ul style="list-style-type: none"> • Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) approximately 350m to the east. • Marlborough College Registered Park and Garden (Grade II) approximately 450m to the northwest. <p>There are also four ancient woodlands near the site, namely:</p> <ul style="list-style-type: none"> • Hens Wood/Briary Wood (Part of Savernake Forest) Ancient Woodland approximately 500m to the east. • Manton Copse Ancient Woodland approximately 1.7km to the southwest. • Folly Copse Ancient Woodland approximately 2.3km to the northeast. • Foxbury Copse Ancient Woodland approximately 2.5km to the southwest. <p>There is potential for new development to negatively impact the special landscape qualities of the AONB designation.</p>
2. Minimise impact on, and enhance, locally	The site lies to the south of Marlborough to the south of St John's Marlborough Academy grounds and west of consented residential development to the west of Salisbury Road (A346), which is currently being built out and nearing completion.

valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>Formed of a single, medium sized arable field on gently sloping landform, the site rises from approximately 150m AOD in the north to approximately 170m AOD in the southeast, bound by hedgerows with trees to the north and west of the site. A small block of woodland encloses the south of the site, and the east boundary is formed by woodland trees along the line of an arm of the dismantled Chiseldon and Marlborough Railway. The site boundary vegetation is well connected through the wider landscape. It forms part of the distinctive wooded plateau landscape that contributes to treed skylines that form the backdrop to Marlborough to the south of the settlement. The site has a predominantly rural character and is generally separated from existing development by tree belts.</p> <p>The site forms part of the wooded landscape with strong hedgerow and tree boundaries that forms the backdrop to the south of Marlborough. It is a relatively simple landscape that contains some distinctive characteristics including woodland blocks and linking hedgerows. The landscape is in generally moderate to good condition with features that contribute to moderate scenic quality and local sense of place.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity attributed to the woodland features. The site has generally medium to limited capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new development that does not conserve or enhance the special landscape qualities of the AONB designation. • Potential for built form to be intrusive in the rural landscape setting where it breaks wooded skylines and forms a prominent settlement expansion south of Marlborough. • Potential loss of hedgerows, trees and woodland that contribute to the wooded landscape character and frame the settlement edge. • Potential for incremental increase of light pollution within the AONB. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development which would harm the special landscape qualities of the AONB designation. • Avoid development on higher landform where it would break the wooded skyline and be prominent in the wider landscape. • Limit development in the north and east of the site that would result in removal of woodland vegetation that is a distinctive and linking feature in the local landscape. • Retain hedgerows, trees and woodland as part of a mature landscape framework contributing to the wooded landscape and buffers to development. • Avoid inappropriate lighting within proposed development.
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3. Protect and enhance rights of way, public open space and common land?	A public footpath passes north-south along the western boundary of the site, linking between the registered parks and gardens, from the Wansdyke Path long-distance footpath and River Kennet in the northwest to footpaths across the rising landform to the south, towards Savernake Forest. There is no public open space or common land within this site.
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 8

- The site is wholly within the North Wessex Downs AONB. Two registered Park and Gardens are located nearby along with four ancient woodlands falling within 2.5km of the site.
- Lying to the south of Marlborough, the site is formed of a single, medium sized arable field on gently sloping landform. Bound by hedgerows with trees to the north and west of the site, a small block of woodland encloses the south of the site with the east boundary being formed by woodland trees.
- A public footpath passes north south along the western boundary of the site. There is no public open space or common land within this site.
- The landscape is in generally moderate to good condition with features that contribute to moderate scenic quality and local sense of place.
- The site is of generally medium to high landscape sensitivity to development, with higher sensitivity attributed to the woodland features. 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 at Marlborough has been in line with planned levels over the WCS plan period, including recent delivery at the strategic allocation at Salisbury Road. 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 Marlborough.
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 <ul style="list-style-type: none"> • 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?	<p>The Indices of Multiple Deprivation (IMD) 2019 indicate that Marlborough is generally subject to lower levels of deprivation. The site is in an area of lower levels of deprivation. While the site is likely to have little impact in achieving development in the most deprived areas. However, the area is subject to more deprivation than other areas of Marlborough and comparatively there could be more benefits through the development of this site.</p> <p>The site has the potential to deliver up to a total of circa 285 homes of all types and tenures. The site could deliver some affordable housing.</p> <p>Overall, there could be social and economic benefits for the Marlborough area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Marlborough town centre is situated within 1km of the site to the north. 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 disused railway is situated to the east of the site and could form an opportunity for onsite amenity greenspace. Additionally, Pantawick is located to the south and Savernake Forest is nearby to the east of the site.</p> <p>Housing development at this site could generate the need for 26-37 early years places, 63-88 primary school places and 45-63 additional secondary places. Early years and secondary schooling needs would need to be met in expanded or new provision. This would require financial contributions. Primary places arising from this site could be met by surplus within existing primary schools, however the number of homes would need to be capped at 200. There may be issues with primary provision if this site were to come forward along with others at the town.</p> <p>Marlborough Medical Practice is positioned 500m to the north of the site. Marlborough is subject to one health care centre, however there are three additional centres in the surrounding area at Burbage, Ramsbury and Great Bedwyn. There are capacity issues in the area overall. These were not projected to worsen overall between 2016-2026, but the gap remains significant, with the largest gap apparent at Marlborough Medical Practice. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that	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. However, the development of this site could to new users to support the local football ground, youth centre and other formal recreational spaces.

support public health, civic, cultural, recreational and community functions?	There could be improvements to public right of way MARL36.
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 Marlborough to the south. The site would predominately serve Marlborough and it is unlikely that new affordable housing or an enhanced sustainable transport network would make a significant contribution to the reduction of rural isolation in this area. Positive effects are also likely to be limited due to the size of the site. However, benefits of new housing or extended facilities for surrounding rural communities are still likely.
Assessment outcome (on balance): Moderate (significant) positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would not be directing new homes or jobs towards an area subject to the most deprivation. • The site could provide a good level of affordable homes as part of a housing development. • Very good access to the town centre and limited access to the sustainable transport network. Some improvements could be apparent as a result of the development of this site. • Small site with some opportunities to incorporate onsite greenspace, but less likely to support community facilities as part of a mixed-use development. The site benefits from access to existing formal and informal recreational space, including greenspace. • Financial contributions would be required to support the expansion of existing early years and secondary provision. Primary school needs could be met within existing schools for up to 200 homes. • Good access to health provision, however this is subject to significant existing issues. Financial contributions should be sought to avoid new development and an increased population introducing additional pressure 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?	This site is considered large enough to accommodate some form of mixed-use development. However, the site is prejudiced by the necessary delivery of site 6, without which it is landlocked for vehicular access purposes and undeliverable.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints</p> <p>The site is prejudiced by the necessary delivery of site 6, without which it is landlocked for vehicular access purposes and undeliverable. Without site 6, the site is only connected by public rights of way, which may not be upgraded to a sufficient standard or directness to accommodate the needs of the site.</p> <p>The site is inaccessible by bus transit.</p> <p>The site scale, in addition to housing delivered by site 6, should be limited to no more than 300 dwellings.</p> <p>A secondary emergency vehicle access will be necessary, and this will rely upon prejudicial application within the site 6 masterplan.</p>

	<p>Cherry Orchard/Salisbury Road junction is likely to need capacity enhancements.</p> <p>Site Specific Mitigation Delivery of site 6 to provide multi-modal access strategy, including emergency vehicle access. Enhancements to Cherry Orchard/Salisbury Road junction – possible signalisation at a cost of circa £600,000.</p> <p>Necessary Strategic Mitigation The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site may deliver excellent walking and cycling routes to the nearby secondary school, through use and upgrade of the public rights of way network; specifically, MARL36. Beyond the school however, the public rights of way network leads to Granham Hill which does not accommodate any walking or cycling infrastructure. Other than access to the secondary school, the site relies upon the delivery of site 6 for all other access demands; site 6 is within the control of Wiltshire Council and access through which would be a matter of negotiation.</p> <p>Bus: The site is approximately 700m walk from bus stops at the 'Old Council Depot', which are served by the 19, 22 and 80 bus services. Whilst the 19 and 22 have very limited frequency at one bus per day, the 80 service provides a bus every 2 hours throughout the day, but with additional buses to serve commuting between Ludgershall and Swindon. Notwithstanding this, the walking distance to the stops makes the use of bus transit undesirable.</p> <p>Further stops are available approximately 500m walk from the site edge (800m from the centre), which serve the 620 and X5 service. The X5 service provides access to Swindon, Amesbury and Salisbury, with a typical hourly frequency, but with additional peak hour services.</p> <p>None of the stops are served by shelters and these may be difficult to provide without relocation.</p> <p>The site is considered too distant from local bus stops to be adequately served by bus transit and too small to justify re-routing to directly serve the site.</p> <p>Rail: Marlborough does not have a train station. The nearest stations from the site are Bedwyn, Pewsey, Swindon and Hungerford. These stations offer services to London and the west country, with the most frequent services from Swindon and Hungerford.</p> <p>Service Vehicles: For vehicular use the site is considered landlocked and only deliverable subject to site 6 also being developed. If site 6 also comes forward then the site is served by traditionally designed and built residential roads, which are considered adequate to serve the domestic needs of the site. With regards to emergency vehicle access, the site should demonstrate how a secondary emergency vehicle route can be delivered; typically, this can be delivered via a strengthened cycle route. Delivery of such a route will be reliant upon delivery of site 6 and will prejudice site 6's masterplan.</p> <p>Car: For vehicular use the site is considered landlocked and only deliverable subject to site 6 also being developed. If site 6 also comes forward then the site is well served by wide and well-constructed residential roads, leading towards Salisbury Road, however the combination of sites 6 and 2 may limit the amount of housing delivery, which should be limited to 300 dwellings for a single site access. The junction between the leading residential road, Cherry Orchard, and Salisbury Road experiences congestion, in part due to the proximity of nearby controlled crossing points. Due to the scale of the site this represents a concern, and the additional 171 vehicles may generate the demand for a significant uplift in junction capacity. To achieve this, it may be considered feasible to signal control the junction and consolidate the existing controlled crossings, but this will need to be subject to full design consideration.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> • This site is considered large enough to accommodate some form of mixed-use development. However, the site is prejudiced by the necessary delivery of site 6, without which it is landlocked for vehicular access purposes and undeliverable. • The site may deliver excellent walking and cycling routes to the nearby secondary school. Other than access to the secondary school, the site relies upon the delivery of site 6 for all other access demands; site 6 is within the control of Wiltshire Council and access through which would be a matter of negotiation. <p>Local Constraints</p> <p>Without site 6, the site is only connected by public rights of way, which may not be upgraded to a sufficient standard or directness to accommodate the needs of the site. The site is inaccessible by bus transit.</p> <p>The site scale, in addition to housing delivered by site 6, should be limited to no more than 300 dwellings.</p> <p>A secondary emergency vehicle access will be necessary, and this will rely upon prejudicial application within the site 6 masterplan.</p> <p>Cherry Orchard/Salisbury Road junction is likely to need capacity enhancements.</p>	

<p>Site Specific Mitigation Delivery of site 6 to provide multi-modal access strategy, including emergency vehicle access. Enhancements to Cherry Orchard/Salisbury Road junction – possible signalisation at a cost of circa £600,000.</p> <p>Necessary Strategic Mitigation The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.</p> <ul style="list-style-type: none"> • Overall, a moderate adverse effect is considered most likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Marlborough town centre is situated within 1km of the site to the north. 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. Marlborough does not currently benefit from a train station. It does, however, benefit from good transport linkages to Swindon where access to the railway line is apparent. There is a risk of leakage to Swindon.</p> <p>The site would be able to support a smaller amount of development of either residential or employment. Development in this location is likely to make some contribution towards supporting town centre vitality and viability.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site is located within a good distance of protected employment land at Marlborough. It is approx. 500m from Marlborough Business Park. Marlborough Business Park is performing well and subject to recent growth and investment. There is potential to bring forward new employment in this area, which could support new floorspace and meet demands. The site could therefore support an overspill of demand for employment land at the business park. Despite not adjoining the local road network, site has some access to the strategic road network, via the A345. It could be attractive to higher skilled labour as a result. Despite this the site is small and less likely to meet a wider range of employment needs.</p> <p>Any development should look to ensure sustainable transport options to employment land, particularly in promoting active travel choices for commuter journeys to and from the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>As a smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>The site is positioned to the south of Marlborough. The site adjoins recent residential development, which separates the site from the business park. It is also situated near to protected employment land at the town. There could be good benefits of reducing travel to work distances through an employment or residential development in this location.</p>

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 employment land and is well related to protected employment land.
- The site has good access to the A4 and A346, but access to the bus network could be improved as a part of development to promote access to and from the site to nearby employment. Lacks very good strategic sustainable transport connectivity e.g. the railway.
- The site could support existing employment land, either through residential or employment development in a town where demand for new employment floorspace is apparent.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 3 (SHELAA sites 565, 3626b, 3626a)
Site name: Land off Barton Dene
Site size: 10.5 ha **Site capacity:** approximate range 263 – 368 dwellings
Site description: This greenfield site is located on the north-west edge of Marlborough on land north of College Fields. The site is predominantly formed by greenfield land, namely agricultural use within the majority part of the site alongside some areas of apparent permanent grassland and areas of scrub land, stands of trees and individual trees. Site boundaries are generally demarked by trees and hedgerow. The topography of the site is variable, with land that slopes upwards towards the north-west of the site and a steeply sloped eastern boundary. It is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Land to the south is characterised by residential development, a site allocation within the Marlborough Area Neighbourhood Plan and the Marlborough leisure centre. To the east are playing fields, a rifle range and observatory. A public right of way passes through the southern part of the site whilst a track, leading to buildings to the north of the site, bisects the site.

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

<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises of small fields on steep slopes, largely bound by hedgerows and trees along field boundaries and residential edges. Trees also line an access track to the site and small tree groups define the ridgeline along the east site boundary. The fields comprise a mix of land uses and habitat types. The north-western portion of the site comprises an agricultural field that appears to be in arable production and a small copse or stand of trees / shrubs exists in the middle of this field. In the southeast corner of this field is an area of grassland with trees and scrub. A similar pocket of land exists to the immediate south of the southwest corner of the field. The fields in the east of the site and north of the leisure centre appear to comprise a mosaic of grassland, trees, and scrub / shrubs.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The River Kennet & Og County Wildlife Site (CWS) lies approximately 300m to the south of the site. The potential allocation site lies within an impact risk zone around the River Kennet Site of Special Scientific Interest (SSSI) and the Savernake Forest Site of Special Scientific Interest (SSSI). Savernake Forest SSSI, which comprises ancient and semi-natural woodland, is located approximately 1.1km to the southeast of the site and would be accessible to residents on foot or by means of a short cycle ride or car journey.</p> <p>The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>In terms of priority habitat well-established hedgerows and broadleaved tree lines exist on site and delineate field boundaries, and many are shown as being present on historical mapping. The fields in the east of the site and north of the leisure centre appear to comprise a mosaic of grassland, trees and scrub / shrubs. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. If survey determines that any other priority habitat types are present in the east of the site, such as lowland meadow / grassland priority habitat, these areas should be retained and impacts upon the respective habitat should be avoided.</p>

	The hedgerows and tree lines on site provide commuting and foraging habitat for bats, potentially including Annex II species, and foraging is likely to take place across the fields in the east of the site. The hedgerows, trees and scrub on site afford nesting opportunities for birds during the breeding season and foraging opportunities. In addition, ground nesting species may nest in the arable field.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: <ul style="list-style-type: none"> - 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): Moderate (significant) adverse effect	
Summary of SA Objective 1	
<ul style="list-style-type: none"> • The site comprises of small fields on steep slopes, largely bound by hedgerows and trees along field boundaries and residential edges. The fields comprise a mix of land uses and habitat types. The north-western portion of the site comprises an agricultural field that appears to be in arable production and a small copse or stand of trees / shrubs exists in the middle of this field. In the southeast corner of this field is an area of grassland with trees and scrub. A similar pocket of land exists to the immediate south of the southwest corner of the field. The fields in the east of the site and north of the leisure centre appear to comprise a mosaic of grassland, trees and scrub / shrubs. • 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 River Kennet & Og County Wildlife Site lies approximately 300m to the south of the site. The potential allocation site lies within an impact risk zone around the River Kennet SSSI and the Savernake Forest SSSI. • 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 well-established hedgerows and broadleaved tree lines exist on site and delineate field boundaries, and many are shown as being present on historical mapping. The fields in the east of the site and north of the leisure centre appear to comprise a mosaic of grassland, trees and scrub / shrubs. Priority habitat, including all hedgerows/trees, should be retained with wide buffer/ecological protection zones. • The hedgerows and tree lines on site provide commuting and foraging habitat for bats, potentially including Annex II species, and foraging is likely to take place across the fields in the east 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. 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?	<p>It is considered possible that 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.</p> <p>Marlborough contains a wide range of infrastructure, services and facilities and there is an existing bus service serving the development adjacent at College Fields which could potentially be extended to serve a development here.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>The vast majority of this site is greenfield land. There are very few opportunities to maximise the reuse of PDL.</p>
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This site consists mostly of greenfield land and agricultural land which appear not to have been developed before. However, the site is bounded by former rail land which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting wholly of Grade 3 agricultural land. Development of this site would therefore lead a significant loss of Grade 3 quality 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.</p> <p>Any development of this site should seek to protect the higher quality agricultural land within the site, where possible.</p>
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	<p>The 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.</p>
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	

<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is considered possible that 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 • The site is bounded by former rail land which is regarded as potentially contaminated land. A more detailed assessment of the site would be required prior to any development coming forward • Development of this site would lead to a significant, permanent loss of Grade 3 quality 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, given the significant loss of Grade 3 agricultural land that would result from development of this site, a moderate adverse effect is considered most likely against this objective 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner Decision-Aiding Questions. Will the development site...</p>	
1. Protect surface, ground and drinking water quantity/ quality?	<p>This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas.</p> <p>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 any watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>The site falls within the catchment area of Thames Water. The area covered by Thames Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to water supply capacity, Thames Water have commented that in terms of resource development of the scale envisaged at Marlborough is unlikely to be an issue, although this may cause issues with existing supplies in relation to pressure levels in some locations within Marlborough. Early engagement will be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment.</p> <p>With regard to foul network capacity, Thames Water have commented that the scale of growth envisaged is likely to require upgrades of the network. Early engagement with Thames Water will be required to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. Additionally, the Marlborough area is a Groundwater Impacted System Management Plan area (GISMP), where Thames Water have identified groundwater entering the sewer network which can cause problems such as sewer flooding and large volumes of flow passing forward to the sewage treatment works.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones or Drinking Water Protected Areas. • The area covered by Thames 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. • In terms of water supply capacity, engagement will be required with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. • In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades. • On the basis of the above evidence, a minor adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>	
1. Minimise and, where possible, improve on unacceptable levels of	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p>

noise, light pollution, odour, and vibration?	The impacts of noise and light from the nearby sports pitches and MUGA at St Johns School will require assessment and may require mitigation such as provision of physical distancing between the land uses.
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?	Marlborough has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist through the centre of the town on the A346. Development of this site is likely to increase traffic entering the town's road network. If allocations at Marlborough are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions may 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 in the AQMA in Marlborough.
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): Moderate (significant) adverse effect	
Summary of SA Objective 4	
<ul style="list-style-type: none"> • 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 impacts of noise and light from the nearby sports pitches and MUGA at St Johns School will require assessment and may require mitigation such as provision of physical distancing between the land uses. • Marlborough has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town's road network, which would require mitigation. • On the basis of the above evidence, a moderate 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 larger site in Marlborough, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation 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	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 Kennet runs less than 0.5 km to the south 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 42% of the site. This means groundwater levels are between 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. The risk runs straight up the centre of the site. There is a low risk of surface water flooding on 6% of the site and a medium risk of surface water flooding on 3% 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 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 larger site in Marlborough there may be 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 SuDs may be inhibited by high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • 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 part 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. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • The size of this site may lend itself to renewable energy opportunity, however it also has the potential to produce significantly more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a larger site which could produce more emissions than a smaller 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. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy</p> <p>Decision-Aiding Questions. Will the development site...</p>	

1. Support the development of renewable and low carbon sources of energy?	<p>This site is one of the larger sites in Marlborough and 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:</p> <ul style="list-style-type: none"> • 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?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>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 number of homes being delivered. According to SSEN's generation availability map, the substation in Marlborough is constrained, therefore could 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 Marlborough is constrained, therefore could potentially struggle to withstand further significant demand without reinforcement work. 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 in Marlborough. If the site was able to support its own renewable energy then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There 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.</p>
4. Deliver high-quality development that maximises the use of sustainable construction materials?	<p>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.</p>
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	<p>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.</p>
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • 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. 	

<ul style="list-style-type: none"> • 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. 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. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>To the south of the site is Grade II Listed Barton Farm and stables. Farmsteads have a fundamental functional and historic relationship with surrounding open land and development of site has some potential for impact on contribution made to understanding of assets. However, impact reduced in this instance as setting of farmstead has already been already compromised to an extent by previous development. Some design mitigation (e.g. buffer to south of site) may be required to maintain setting of farmstead. This is likely to impact on site capacity.</p> <p>Scheduled monument, Castle Mound, borders southern-most buffer of the site. Whilst it does not extend into the site the wider landscape may contribute to its setting. On site there is a demolished 18th century granary, Barton Farm Granary, and two recently demolished (2010) medieval thatched barns in southern site area, this area is now developed, and a partially extant 19th century farm building in southern buffer area all of which are of low archaeological value. There is a Neolithic Axe findspot in southern site area of medium value.</p> <p>The site is also within the 100m buffer of several low value features, including Medieval ditches and field system in southern buffer area and various medieval features in the south-east buffer area, including: pits containing medieval pottery, a post hole, a gully, building foundations and a large V-shaped ditch. The ditch is likely to be the defensive ditch to a second bailey of Marlborough castle (Castle Mount Scheduled Monument) and of medium to high value. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching. Further research is also likely required to inform future development regarding the setting of the Scheduled Monument. 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, for example in the southern-most area of the site, where castle associated remains may be present. 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. Consideration should also be given to the setting of the Scheduled Monument during design of future development, with potential development being limited or avoided in the southern extent of the site. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is comprised of 21st century re-organised fields with former downland character remains partially legible 21st century leisure or cultural facilities which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design,</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>

taking into account, where necessary, the management objectives of Conservation Areas?	
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The potential for significant adverse heritage/conservation effects is low • 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. 	
<p>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...</p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	<p>The site is wholly within the North Wessex Downs AONB while two registered Park and Gardens are located nearby, namely:</p> <ul style="list-style-type: none"> • Marlborough College Registered Park and Garden (Grade II) approximately 30m to the south. • Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) approximately 1km to the southeast. <p>There are also two ancient woodlands near the site, namely:</p> <ul style="list-style-type: none"> • Barton Copse Ancient Woodland approximately 390m to the northwest. • Hens Wood/Briary Wood (Part of Savernake Forest) Ancient Woodland approximately 1.4km to the southeast. <p>There is potential for new development to negatively impact the special landscape qualities of the AONB designation.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the northwest of Marlborough, north of Marlborough Leisure Centre and the residential suburb at College Fields, north of Bath Road (A4). The site comprises of small fields on steep slopes that form a narrow, dry valley to the northwest of Marlborough. The Open Downland of Marlborough Downs forms rounded slopes that rise to the northwest of the site.</p> <p>Largely bound by hedgerows and trees along field boundaries and residential edges, trees along an access track to the site and small tree groups define the ridgeline along the east site boundary, with sports grounds on the plateau to the east. The site forms part of the predominantly arable landscape that extends to the northwest of Marlborough. The site is influenced by several adjoining land uses including residential development to the west, leisure and college properties to the south and college sports pitches and associated buildings to the east. A larger scale, arable landscape extends north of the site, across higher, rolling downlands north of Marlborough. It is a locally complex landscape comprising of a number of different landscape elements and land uses. The site is largely contained by strong vegetation boundaries in generally moderate to good condition that contribute to an intimate character within an enclosed dry valley landform. The site forms part of a distinctive dry valley that rises to the north of Marlborough. The site is part of an identifiable landscape with locally distinctive sense of place and has generally moderate scenic quality, particularly associated with the rural landscape to the north of the site. It is influenced by existing residential and college land uses, adjoining and within in the south of the site.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the north of the site on rising landform. The site has generally medium to limited capacity to accommodate development, with more limited capacity in the north of the site.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new development that does not conserve or enhance the special landscape qualities of the AONB designation. • Potential for built form to be conspicuous on the rising landform, where it breaks treed skylines. • Potential loss of trees and hedgerows that contribute to the existing integrated settlement edge and link through the rural landscape north of Marlborough. • Potential for incremental increase of light pollution within the AONB. • Potential loss or alteration to the rural character of the public bridleway route which links between the historic core of Marlborough and the White Horse Trail.

	<p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development which would harm the special landscape qualities of the AONB designation. • Avoid development on higher landform where it would break the treed skyline and be prominent in the wider landscape. • Retain hedgerows and trees as part of a mature landscape framework contributing to the wooded landscape. • Avoid inappropriate lighting within proposed development. • Retain public rights of way through the site as part of a green link between the White Horse Trail and centre of Marlborough.
3. Protect and enhance rights of way, public open space and common land?	A public bridleway passes through the site, which links between the historic core of the market town and west to the White Horse Trail long distance path that continues northwest of Marlborough. There is no public open space or common land within this site. Opportunities should be sought to incorporate the public bridleway as part of proposed development, to maintain links through the historic core and rural landscape.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The site is wholly within the North Wessex Downs AONB. Two registered Park and Gardens are located nearby along with two ancient woodlands falling within 1.5km of the site. • The site, lying to the northwest of Marlborough, comprises a mix of existing residential and college campus properties and small fields on steep slopes. Largely bound by hedgerows and trees, trees along an access track to the site and small tree groups define the ridgeline along the east site boundary, with sports grounds on the plateau to the east. The site forms part of the predominantly arable landscape that extends to the northwest of Marlborough. • A public bridleway passes through the site while there is no public open space or common land within this site. • The site is part of an identifiable landscape with locally distinctive sense of place and has generally moderate scenic quality, particularly associated with the rural landscape to the north of the site. • The site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the north of the site on rising landform. The site has generally medium to limited capacity to accommodate development, with more limited capacity in the north of the site. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective. 	
<p>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</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Marlborough has been in line with planned levels over the WCS plan period, including recent delivery at the strategic allocation at Salisbury Road. 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 Marlborough.
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	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • 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. 	

<ul style="list-style-type: none"> • 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?	<p>The Indices of Multiple Deprivation (IMD) 2019 indicate that Marlborough is generally subject to lower levels of deprivation. The site is in a prosperous area of low deprivation. While the site is reasonably sized it would have little impact in achieving development in the most deprived areas.</p> <p>The site has the potential to deliver up to a total of circa 368 homes of all types and tenures. The site could deliver a good level of affordable housing.</p> <p>Overall, there could be social and economic benefits for the Marlborough area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Marlborough town centre is situated within 1km of the entire 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. Although smaller, the site may be able to support onsite amenity greenspace. Wedgwood playing field is situated directly to the north of the site.</p> <p>Housing development at this site could generate the need for 34-48 early years places, 82-114 primary school places and 58-81 additional secondary places. Early years and secondary schooling needs would need to be met in expanded or new provision. This would require financial contributions. Primary places arising from this site could be met by surplus within existing primary schools, however the number of homes would need to be capped at 200. There may be issues with primary provision if this site were to come forward along with others at the town.</p> <p>Marlborough Medical Practice is positioned 0.6-1.2m to the south-east of the site from the nearest and farthest boundaries. Marlborough is subject to one health care centre, however there are three additional centres in the surrounding area at Burbage, Ramsbury and Great Bedwyn. There are capacity issues in the area overall. These were not projected to worsen overall between 2016-2026, but the gap remains significant, with the largest gap apparent at Marlborough Medical Practice. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The site is 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. However, the development of this site could to new users to support the local football ground, youth centre and other formal recreational spaces.</p> <p>There could be improvements to Bridleways MARL43 and PRES32.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>Development would extend Marlborough to the north. The site would predominately serve Marlborough and it is unlikely that new affordable housing or an enhanced sustainable transport network would make a significant contribution to the reduction of rural isolation in this area. Positive effects are also likely to be limited due to the size of the site. However, benefits of new housing or extended facilities for surrounding rural communities are still likely.</p>
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 <ul style="list-style-type: none"> • Development at this site would not be directing new homes or jobs towards an area subject to the most deprivation. • The site could provide a good level of affordable homes as part of a housing development. 	

<ul style="list-style-type: none"> • Very good access to the town centre and limited access to the sustainable transport network. Some improvements could be apparent as a result of the development of this site. • Small site with some opportunities to incorporate onsite greenspace, but less likely to support community facilities as part of a mixed-use development. There is some access to offsite greenspace. • Financial contributions would be required to support the expansion of existing early years and secondary provision. Primary school needs could be met within existing schools for up to 200 homes. • Good access to health provision, however this is subject to significant existing issues. Financial contributions should be sought to avoid new development and an increased population introducing additional pressure 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?	This site is considered large enough to accommodate some form of mixed-use development. The town centre is close by and the site is within appropriate walking distance to bus stops outside the leisure centre (250m walk) and on Bath Road (410m). However, the site may be considered landlocked.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site may be considered landlocked and if not, the site may be prejudiced from carrying out necessary improvements to accommodate the demands of the site through lack of title. The site, being located on the western side of Marlborough, is not well served by bus. Marlborough is typically congested at peak hours, with the site adding to traffic flows approaching the A346 principal north south route from the west and adding additional conflicting turning movements at key junctions.</p> <p><u>Site Specific Mitigation</u> The site, at its largest, may contribute to additional bus frequency, however this scale presents a further conflict with highway capacity. This site should therefore be constrained to within manageable levels, with bus contributions focussed on strategic mitigation. Whilst this scale cannot be determined without additional work, it is suggested that no more than 50 dwellings should be allocated without thorough justification and assessment. At 50 dwellings, the site should deliver walking and cycling infrastructure and manage the parking and access of additional uses that access from MARL43.</p> <p><u>Necessary Strategic Mitigation</u> The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><u>Pedestrian/Cycle:</u> The site is directly served by Public Rights of Way MARL43, which provides a shared surface carriageway and no segregated walking or cycling infrastructure. The 'road' also provides access to commercial traffic and associated units and hence presents a higher degree of conflict than would otherwise be experienced by a residential site. Beyond the site, infrastructure is presented as expected for an urban centre, with occasional shared surface paths and traffic free routes, but predominantly presented as segregated footways. With regards to walking distances, the town centre is close by, beginning approximately 650m from the site and state primary school approximately 1km walk and secondary school 300m thereafter. Given the urban sprawl of Marlborough along Bath Road, the site is considered relatively well centred within the town.</p> <p><u>Bus:</u> The site is within appropriate walking distance to bus stops outside the leisure centre (250m walk) and on Bath Road (410m). Both sets of stops are served by the 42 service which provides a 2 hourly service into the town centre and to Calne; peak hours and commuting are not well accommodated. With a further 820m to bus stops on the High Street, the site may be connected to the following service provisions: Service 20 – 6 buses per day by direction for service to Hungerford (does not accommodate typical commuting).</p>

Service 48 – 2 buses per direction per day, between Swindon and Marlborough, ostensibly to serve education trips; e.g., PM commute is not catered for.
 Service 80 - bus every 2 hours throughout the day, but with additional buses to serve commuting between Ludgershall and Swindon.
 Service X76 – 1 bus per day per direction serving Bath, Melksham and Calne. Typical commuting is not catered for.
 It may be concluded that the western side of Marlborough is not well served by bus service provision.
Rail: Marlborough does not have a train station. The nearest stations from the site are Bedwyn, Pewsey, Swindon and Hungerford. These stations offer services to London and the west country, with the most frequent services from Swindon and Hungerford.
Service Vehicles: As per below, the site is considered land locked and the land title of Public Rights of Way MARL43 will need to be established to determine access and rights of improvement.
Car: The site is considered land locked in terms of vehicular access. The site has no connectivity to any highway other than public right of way MARL 43. Whilst the public right of way may be enhanced and currently accommodates vehicular access, its ownership will need to be established to determine whether works are feasible. It is however noted that the adjacent leisure centre is subject to Wiltshire Strategic Title and it may be possible to access the site through this land, subject to this additional site coming forward and the removal of the existing land use – at this juncture, the Highway Authority do not advocate the loss of the leisure centre which enhances local sustainability.
 If MARL43 cannot be widened to accommodate segregated footway/cycleway provision, then additional vehicle movements from the development site and retention of the accessed commercial uses, would result in no permitted development due to unsafe vehicle-vulnerable user conflicts. If the existing commercial units can be removed or rationalised to remove conflicts (beyond the site boundary), but no segregated footway or cycleway provision is available, then the scale of the site will be limited to 25 dwellings. If the site can deliver segregated walking and cycling infrastructure and rationalise or remove the commercial uses, then the site can be delivered in a loop arrangement. The limits on this loop arrangement would be typically 300 dwellings, given the capacity need for a secondary access, however a much smaller scale of circa 50 dwellings may be appropriate given wider issues documented below.
 Beyond the site-specific access constraints, it is acknowledged that Bath Road, Pewsey Road and High Street exhibit congestion at peak hours and further impact upon alternative rat-running routes such as George Lane etc. With the extensive existing traffic issues and the potential demand to commute to either Salisbury or Swindon, the site may be considered on the wrong side of Marlborough to avoid maximum impact. In order to address this, the site should be limited to a scale to avoid additional capacity issues and should maximise walking, cycling and public transport accessibility.

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

Summary of SA Objective 11

- This site is considered large enough to accommodate some form of mixed-use development. The town centre is close by and the site is within appropriate walking distance to bus stops outside the leisure centre (250m walk) and on Bath Road (410m).

Local Constraints

The site may be considered landlocked and if not, the site may be prejudiced from carrying out necessary improvements to accommodate the demands of the site through lack of title.

The site, being located on the western side of Marlborough, is not well served by bus.

Marlborough is typically congested at peak hours, with the site adding to traffic flows approaching the A346 principal north south route from the west and adding additional conflicting turning movements at key junctions.

Site Specific Mitigation

The site, at its largest, may contribute to additional bus frequency, however this scale presents a further conflict with highway capacity. This site should therefore be constrained to within manageable levels, with bus contributions focussed on strategic mitigation. Whilst this scale cannot be determined without additional work, it is suggested that no more than 50 dwellings should be allocated without thorough justification and assessment.

At 50 dwellings, the site should deliver walking and cycling infrastructure and manage the parking and access of additional uses that access from MARL43.

Necessary Strategic Mitigation

The site should contribute to a Marlborough Transport Strategy. In addition, bus contributions may be sought to enhance the towns public transport accessibility; whilst not directly benefitting the site but aimed at offsetting the sites strategic transport impacts.

- Overall, a moderate adverse effect is considered most 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)?	<p>Marlborough town centre is situated within 1km of the entire 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. Marlborough does not currently benefit from a train station. It does however, benefit from good transport linkages to Swindon where access to the railway line is apparent. There is a risk of leakage to Swindon.</p> <p>The site would be able to support a reasonable amount of development of either residential or employment. Development in this location is likely to make a good contribution towards supporting town centre vitality and viability.</p>
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>The site is located within a reasonably good distance of protected employment land at Marlborough. The site is approx. 1km away from Wagon Yard. It is approx. 1.5km Marlborough Business Park. Marlborough Business Park is performing well and subject to recent growth and investment. There is potential to bring forward new employment in this area, which could support new floorspace and meet demands, although it is situated away from the business park which is performing well. Despite not adjoining the local road network, site has some access to the strategic road network, via the A4. It could be attractive to higher skilled labour as a result. Despite this the site is reasonably sized, but less likely to meet a wider range of employment needs.</p> <p>Any development should look to ensure sustainable transport options to employment land, particularly in promoting active travel choices for commuter journeys to and from the site.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>As a smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is positioned to the north of Marlborough. The site adjoins residential development and the leisure centre. It is situated further from protected employment land at the town. There could be some benefits of reducing travel to work distances through an employment or residential development in this location.</p>

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- There is very good connectivity from the site to the town centre.
- The site is located very near to residential, but further from employment land.
- The site has reasonably good access to the A4, but access to the bus network could be improved as a part of development to promote access to and from the site to nearby employment. Lacks very good strategic sustainable transport connectivity e.g. the railway.
- The site could support existing employment land, either through residential or employment development in a town where demand for new employment floorspace is apparent.
- Overall, a minor positive effect is likely.

<p>Site Number and SHELAA ref(s): Site 4 (SHELAA sites 3622, 3326) Site name: Land to NW of Barton's Green & at College Fields Site size: 17.03 ha Site capacity: approximate range 425 - 596 dwellings Site description: This greenfield site is located on the north-west edge of Marlborough on land north of Farrar Drive and Dando Drive. The site is formed by two field parcels in agricultural use, intersected by an established tree belt which runs through the centre of the site. The topography of the site fluctuates from east to west. It is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Land to the south is characterised by residential development. A public right of way passes through the centre of the site, along the line of the central tree belt. A number of Tree Preservation Orders are placed on trees along the southern boundary of the site.</p>	
<p>SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses. Decision-Aiding Questions. Will the development site...</p>	
<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site primarily comprises agricultural fields which appear to be in arable production with hedgerow and tree boundaries, one substantial boundary divides the site along the line of a field 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.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The River Kennet and Og CWS is located approximately 215m south and appears readily accessible from the site. The site lies within an impact risk zone around the River Kennet Site of Special Scientific Interest (SSSI) and Savernake Forest Site of Special Scientific Interest (SSSI). Barton Copse County Wildlife Site (CWS) and ancient and semi-natural woodland is located approximately 300m north of the site. Fyfield Down SSSI is located approximately 2.2km northwest of the potential allocation site and a network of public rights of way consisting of footpaths and bridleways exist throughout the protected site. Access to the SSSI on foot from the site is possible via a network of tracks and public rights of way and it is also a short drive from 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. It is recommended that an area of public / communal greenspace / suitable alternative natural greenspace (SANG) is provided on site. In terms of priority habitat well-established hedgerows with broadleaved trees / broadleaved tree lines constitute all boundaries of the southern field. Hedgerow with broadleaved trees therefore also comprises the southern boundary of the portion of field that constitutes the northern section of the site, as well as bordering the western and eastern boundaries of this land parcel. These are shown on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. The hedgerows and tree lines on site provide potential commuting and foraging habitat for bats, possibly including Annex II species. The hedgerows, trees and scrub on site afford nesting opportunities for birds during the breeding season and foraging opportunities. In addition, ground nesting species may nest within the fields. There are records of badger and of a sett in Barton Copse to the north of the site, and hedgerows provide functional habitat connectivity between the woodland and the site.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

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

Summary of SA Objective 1	
<ul style="list-style-type: none"> • The site primarily comprises agricultural fields which appear to be in arable production with hedgerow and tree boundaries, one substantial boundary divides the site along the line of a field 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 River Kennet and Og County Wildlife Site and Barton Copse County Wildlife Site and ancient and semi-natural woodland is located within easy walking reach of the site. The site also lies within an impact risk zone around the River Kennet Site of Special Scientific Interest (SSSI) and Savernake Forest SSSI. Fyfield Down SSSI is located approximately 2.2km northwest of the potential allocation site and is readily accessible from 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. It is recommended that an area of public / communal greenspace / suitable alternative natural greenspace (SANG) is provided on site. • In terms of priority habitat well-established hedgerows with broadleaved trees / broadleaved tree lines constitute many site boundaries. These are shown on historical mapping. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • The hedgerows and tree lines on site provide potential commuting and foraging habitat for bats, possibly including Annex II 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 alongside the provision of an area of public / communal greenspace / SANG. 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?	<p>It is considered possible that 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.</p> <p>Marlborough contains a wide range of infrastructure, services and facilities and there is an existing bus service serving the development adjacent which could potentially be extended to 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.</p>
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of	This site consists of greenfield, agricultural land which appears not to have been developed before. However, the site is bounded by former military land and contains unknown filled ground which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development.

contaminated land? If 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 wholly of Grade 3 agricultural land. Development of this site would therefore lead to the significant loss of Grade 3 quality agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Any development of this site should seek to protect the higher quality agricultural land 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): Moderate (significant) adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • It is considered possible that 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 • The site is bounded by former military land and contains unknown filled ground which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development • Development of this site would lead to a significant, permanent loss of Grade 3 quality 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, given the significant loss of Grade 3 agricultural land that would result from development of this site, a moderate 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 not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas. 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 any

	watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>The site falls within the catchment area of Thames Water. The area covered by Thames Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to water supply capacity, Thames Water have commented that in terms of resource development of the scale envisaged at Marlborough is unlikely to be an issue, although this cause issues with existing supplies in relation to pressure levels in some locations within Marlborough. Early engagement will be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment.</p> <p>With regard to foul network capacity, Thames Water have commented that the scale of growth envisaged is likely to require upgrades of the network. Early engagement with Thames Water will be required to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. Additionally, the Marlborough area is a Groundwater Impacted System Management Plan area (GISMP), where Thames Water have identified groundwater entering the sewer network which can cause problems such as sewer flooding and large volumes of flow passing forward to the sewage treatment works.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 3	
<ul style="list-style-type: none"> • This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas. • The area covered by Thames 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. • In terms of water supply capacity, engagement will be required with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. • In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades. • On the basis of the above evidence, a minor 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?	Marlborough has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist through the centre of the town on the A346. Development of this site is likely to increase traffic entering the town's road network. If allocations at Marlborough are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions may 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 in the AQMA in Marlborough.

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): Moderate (significant) adverse effect	
Summary of SA Objective 4 <ul style="list-style-type: none"> • 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. • Marlborough has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town's road network, which would require mitigation. • On the basis of the above evidence, a moderate 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?	<p>As this is a larger site in Marlborough, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation 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.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
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 Kennet runs less than 0.5 km to the south 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 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,	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 more than 1 km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport.

including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a larger site in Marlborough there may be 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	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • 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. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • The size of this site may lend itself to renewable energy opportunity, however it also has the potential to produce significantly more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a larger site which could produce more emissions than a smaller 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?	This site is one of the larger sites in Marlborough and 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: <ul style="list-style-type: none"> • 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 that comes forward. According to SSEN's generation availability map, the substation in Marlborough 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 Marlborough 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 in Marlborough. 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 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	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> • 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. 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 &	<p>There are no designated conservation assets affected.</p> <p>The site is also within the 100m buffer of several low to medium value features, including a possible undated field system intersecting south-western buffer area, and undated rectilinear enclosure, possibly of roman date, in southern buffer area of medium value. The potentially Roman enclosure in southern buffer area indicates potential for Roman remains extending into the site. Further investigation is likely needed across the site during a planning application process to identify the presence and significance of potential archaeological remains. Based on evidence that is currently available and known, the site appears to be moderately constrained by 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. Mitigation</p>

Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	<p>strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site has 21st century re-organised fields with some former open field character legible and modern field created by altering post-medieval field enclosures, themselves created by consolidating earlier open fields, still partially legible and evidenced in placename (Monkton) are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • 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. 	
<p>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...</p>	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	<p>The site is wholly within the North Wessex Downs AONB while two registered Park and Gardens are located nearby, namely:</p> <ul style="list-style-type: none"> • Marlborough College Registered Park and Garden (Grade II) approximately 600m to the southeast. • Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) approximately 1.7km to the southeast. <p>There are also two ancient woodlands near the site, namely:</p> <ul style="list-style-type: none"> • Barton Copse Ancient Woodland approximately 330m to the north. • Hens Wood/Briary Wood (Part of Savernake Forest) Ancient Woodland approximately 2.1km to the southeast. • Manton Copse Ancient Woodland approximately 1.7km to the south. <p>There is potential for new development to negatively impact the special landscape qualities of the AONB designation.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of	<p>The site comprises a linear arable field that spans along the north of the existing residential edge and part of a larger arable field to the north. The site forms the edge of the expansive, rolling landform of Marlborough Downs to the north of Marlborough. The landform gently slopes down through the site and existing residential area, towards the River Kennet south of the A4. The site is bound in part by tree and hedgerow vegetation, with a mixed settlement boundary of fence, hedge and tree property boundaries to the south. There is a distinctive, straight hedgerow boundary east-west though the centre of the site. The site forms part of the predominantly arable landscape that extends across the Downs landscape to the north of Marlborough.</p>

buildings and the public realm?	<p>The north of the site forming part of the more exposed slopes of the hillside that forms the backdrop to the north of Marlborough. The site has a predominantly rural character, with localised influence from the residential edge to the south boundary, which is generally integrated by vegetation along property and field boundaries. The landscape is in generally moderate to good condition with scenic value attributed to the rising, open slopes that form the backdrop north of Marlborough. The site contributes to the setting of the valley settlement at the foot of the rolling Downs landscape.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity on the rising slopes in the north of the site. The site has generally medium to limited capacity to accommodate development, with more limited capacity in the north of the site. The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the south of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new development that does not conserve or enhance the special landscape qualities of the AONB designation. • Potential for built form to be intrusive in the rural landscape setting, forming an abrupt, poorly integrated settlement edge on rising landform, particularly where it extends beyond the existing settlement line. • Potential loss of hedgerows and trees that contribute to the existing integrated settlement edge and provide linking features through the landscape. • Potential for incremental increase of light pollution within the AONB. • Potential loss or alteration to the rural character of the public bridleway route, which links between the historic core of Marlborough and the White Horse Trail. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development which would harm the special landscape qualities of the AONB designation. • Avoid development that would break the treed skyline and stand out against the backdrop of the rolling Downs landscape to the north of Marlborough. • Limit development in the north of the site, where it would extend beyond the existing settlement line. • Retain hedgerows and trees as part of a mature landscape framework contributing to the wider wooded landscape. • Avoid inappropriate lighting within proposed development. • Retain the public bridleway as part of a landscape buffer and green link along the north of the site, linking between the White Horse Trail and centre of Marlborough
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3. Protect and enhance rights of way, public open space and common land?	<p>A public bridleway runs east-west through the centre of the site along the hedgerow boundary, which links between the historic core of the market town and west to the White Horse Trail long distance path that passes along the west boundary of the site and continues northwest and southwest of Marlborough.</p> <p>Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.</p>
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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 south of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective.
- The site is wholly within the North Wessex Downs AONB. Two registered Park and Gardens are located nearby along with three ancient woodlands falling within 2.1km of the site.
- The site forms the edge of the expansive, rolling landform of Marlborough Downs to the north of Marlborough. The landform gently slopes down through the site and existing residential area, towards the River Kennet south of the A4. The site forms part of the predominantly arable landscape that extends across the Downs landscape to the north of Marlborough.
- The site has a predominantly rural character, with localised influence from the residential edge to the south boundary, which is generally integrated by vegetation along property and field boundaries.
- The landscape is in generally moderate to good condition with scenic value attributed to the rising, open slopes that form the backdrop north of Marlborough. The site contributes to the setting of the valley settlement at the foot of the rolling Downs landscape.
- Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity on the rising slopes in the north of the site. The site has generally medium to limited capacity to accommodate development, with more limited capacity in the north of the site.
- 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 at Marlborough has been in line with planned levels over the WCS plan period, including recent delivery at the strategic allocation at Salisbury Road. 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 Marlborough.
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 large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9	
<ul style="list-style-type: none"> • 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?	<p>The Indices of Multiple Deprivation (IMD) 2019 indicate that Marlborough is generally subject to lower levels of deprivation. The site is in a prosperous area of low deprivation. While the site is reasonably sized it would have little impact in achieving development in the most deprived areas.</p> <p>The site has the potential to deliver up to a total of around 596 homes of all types and tenures. The site could deliver a good level of affordable housing.</p> <p>Overall, there could be social and economic benefits for the Marlborough area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Marlborough town centre is situated 0.8-1.5km of the eastern and western borders 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. Although smaller, the site may be able to support onsite amenity greenspace. Barton Copse and Wedgwood playing field are situated to the north and north east of the site.</p> <p>Housing development at this site could generate the need for 55-77 early years places, 132-185 primary school places and 94-131 additional secondary places. Early years and secondary schooling needs would need to be met in expanded or new provision. This would require financial contributions. Primary places arising from this site could be met by surplus within existing primary schools, however the number of homes would need to be capped at 200. There may be issues with primary provision if this site were to come forward along with others at the town.</p> <p>Marlborough Medical Practice is positioned 1-1.7m to the south-east of the site from the nearest and farthest boundaries. Marlborough is subject to one health care centre, however there are three additional centres in the surrounding area at Burbage, Ramsbury and Great Bedwyn. There are capacity issues in the area overall. These were not projected to worsen overall between 2016-2026, but the gap remains significant, with the largest gap apparent at Marlborough Medical Practice. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health,	The site is modestly sized, 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. However, the development of this site could bring new users to support the local football ground, youth centre and other formal recreational spaces.

civic, cultural, recreational and community functions?	There could be improvements to bridleways MARL1 and PRES32, as well as public right of way PRES27.
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 Marlborough to the north. The site would predominately serve Marlborough and it is unlikely that new affordable housing or an enhanced sustainable transport network would make a significant contribution to the reduction of rural isolation in this area. Positive effects are also likely to be limited due to the size of the site. However, benefits of new housing or extended facilities for surrounding rural communities, such as Manton could be apparent.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would not be directing new homes or jobs towards an area subject to the most deprivation. • The site could provide a good level of affordable homes as part of a housing development. • Very good access to the town centre and limited access to the sustainable transport network. Some improvements could be apparent as a result of the development of this site. • Small site with some opportunities to incorporate onsite greenspace, but less likely to support community facilities as part of a mixed-use development. There is some access to offsite greenspace. • Financial contributions would be required to support the expansion of existing early years and secondary provision. Primary school needs could be met within existing schools for up to 200 homes. • Reasonable access to health provision, however this is subject to significant existing issues. Financial contributions should be sought to avoid new development and an increased population introducing additional pressure on local provision. • The site would be unlikely to make a significant contribution towards reducing rural social isolation. <p>Overall, a minor positive effect is likely.</p>	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...</p>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	This site is considered large enough to accommodate some form of mixed-use development. However, the site would appear limited in its vehicular access options subject to either site 3 being developed, which has its own constraints and limits, or via Manton Hollow to the far west, which is itself too narrow to accommodate additional traffic or servicing demands.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site is considered land locked and prejudiced with regards to the delivery of a sufficient site vehicular access.</p> <p><u>Site Specific Mitigation</u> Unless the site delivers alternative access arrangements beyond its site boundary, the site cannot be delivered and hence does not require mitigation.</p> <p><u>Necessary Strategic Mitigation</u> Unless the site delivers alternative access arrangements beyond its site boundary, the site cannot be delivered and hence does not require mitigation.</p>

<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: The site does have pedestrian bridleway access towards the town centre, via MARL43 through the adjacent site 3. As stated above (site 3), MARL43 provides a shared surface carriageway and no segregated walking or cycling infrastructure. The 'road' also provides access to commercial traffic and associated units and hence presents a higher degree of conflict than would otherwise be experienced by a residential site. Beyond the site, infrastructure is presented as expected for an urban centre, with occasional shared surface paths and traffic free routes, but predominantly presented as segregated footways. With regards to walking distances, the town centre is approximately 1km from the site (much further from the centroid) and state primary school approximately 1.4km walk and secondary school 300m thereafter.</p> <p>As per above (site 3), the infrastructure serving site 3 is limited in its improvement and with additional commercial traffic usage, the acceptable level of development is likely to be taken by site 3 thereby prejudicing this site from coming forward.</p> <p>Bus: The site is not within appropriate walking distance to bus stops, with the closest lying circa 650m from the site access onto site 3 and located outside the leisure centre. The stops serve the 42 service which provides a 2 hourly service into the town centre and to Calne; peak hours and commuting are not well accommodated. Access to alternative bus stops through Manton Hollow do not present any betterment. The site is not considered accessible by bus.</p> <p>Rail: Marlborough does not have a train station. The nearest stations from the site are Bedwyn, Pewsey, Swindon and Hungerford. These stations offer services to London and the west country, with the most frequent services from Swindon and Hungerford.</p> <p>Service Vehicles: As per above, the site may only be accessed through Site 3, which may absorb the full housing allocation.</p> <p>Car: Again, as per above, with Manton Hollow being too narrow for any further intensification and access through site 3 prejudiced, the site is unlikely to achieve satisfactory vehicular access.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 11

- This site is considered large enough to accommodate some form of mixed-use development.
- The site would appear limited in its vehicular access options subject to either site 3 being developed, which has its own constraints and limits, or via Manton Hollow to the far west, which is itself too narrow to accommodate additional traffic or servicing demands.
- The site is not considered accessible by bus.

Local Constraints
The site is considered land locked and prejudiced with regards to the delivery of a sufficient site vehicular access.

Site Specific Mitigation
Unless the site delivers alternative access arrangements beyond its site boundary, the site cannot be delivered and hence does not require mitigation.

Necessary Strategic Mitigation
Unless the site delivers alternative access arrangements beyond its site boundary, the site cannot be delivered and hence does not require mitigation.

- Overall, a moderate adverse effect is considered most 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...

<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Marlborough town centre is situated 0.8-1.5km of the eastern and western borders 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. Marlborough does not currently benefit from a train station. It does however, benefit from good transport linkages to Swindon where access to the railway line is apparent. There is a risk of leakage to Swindon.</p> <p>The site would be able to support a reasonable amount of development of either residential or employment. Development in this location is likely to make a good contribution towards supporting town centre vitality and viability.</p>
<p>2. Provide a variety of employment land to meet all needs,</p>	<p>The site is located within a reasonably good distance of protected employment land at Marlborough. The site is approx. 1.3km away from Wagon Yard. It is approx. 1.7km Marlborough Business Park. Marlborough Business Park is performing well and subject to recent growth and investment. There is potential to bring forward new employment in this area, which could support new floorspace and meet demands, although it is situated away from the business park which is performing well. Despite</p>

including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	<p>not adjoining the local road network. site has some access to the strategic road network, via the A4. It could be attractive to higher skilled labour as a result. Despite this the site is reasonably sized, but less likely to meet a wider range of employment needs.</p> <p>Any development should look to ensure sustainable transport options to employment land, particularly in promoting active travel choices for commuter journeys to and from the site.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>As smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is positioned to the north of Marlborough. The site adjoins residential development. It is situated further from protected employment land at the town. There could be some benefits of reducing travel to work distances through an employment or residential development in this location.</p>

Assessment outcome (on balance): Minor 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 land, but further from employment land.
- The site has reasonably good access to the A4, but access to the bus network could be improved as a part of development to promote access to and from the site to nearby employment. Lacks very good strategic sustainable transport connectivity e.g. the railway.
- The site could support existing employment land, either through residential or employment development in a town where demand for new employment floorspace is apparent.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 5 (SHELAA site 3797)

Site name: Land to the South of London Road

Site size: 6.94 ha **Site capacity:** approximate range 173 - 243 dwellings

Site description: This greenfield site is located on the eastern edge of Marlborough on land to the south of London Road. The site is formed of areas of open grassland, scrub, and tree coverage, with variable topography sloping upwards to the south. It is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Land to the west is characterised by residential development, while to the south lies Savernake Forest. Savernake Forest, adjoining the site is subject to designations of Savernake Forest SSSI; and Tottenham House and Savernake Forest Historic Park & Garden. To the east is the Camp on Forest Hill Scheduled Monument. The site is intersected by a public right 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?	<p>The site comprises of a single field with over half the site representing Postern Hill Chalk County Wildlife Site (CWS) supporting lowland calcareous grassland. The perimeter of site is formed by a variety of mature trees and shrubs. Woodland trees and shrubs are dispersed across steep slopes in the east of the site, with some open grassland between woodland blocks. The value of the habitat on site indicates that the potential to avoid adverse impacts upon biodiverse assets will be limited. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>More than half of this site (the eastern half) is designated as Postern Hill Chalk CWS which supports lowland calcareous grassland priority habitat/ HPI and other permanent unmanaged grassland. Chiseldon to Marlborough Railway Path County Wildlife Site (CWS) sits along the north-western site boundary. The area around Savernake Site of Special Scientific Interest (SSSI) and specifically the disused railway tunnel has demonstrated that the Savernake SSSI is a nationally important Bat hibernation site and is of national importance for an internally protected bat species such as Natterers. Chopping Knife Lane Bank County Wildlife Site similarly lies just to the east of the site.</p> <p>Savernake Forest SSSI, which comprises ancient and semi-natural woodland, lies immediately south of the potential allocation site and would therefore be easily accessible to residents of a development at the site particularly as a public footpath. The site falls within three impact risk zones around Savernake Forest SSSI. The development of the site would have the potential to irreversibly damage and 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. Development at the site appears not to protect designated / non-designated habitats and protected species.</p> <p>In terms of priority habitat over half the site supports lowland calcareous grassland priority habitat / HPI and other permanent unmanaged grassland. Deciduous woodland priority habitat / HPI also occupies much of the eastern half of the site and continues along the southern margin of the site. There also appears to be established hedgerow / broadleaved trees along the north-western margin of the site which aligns, and is contiguous with, the Chiseldon to Marlborough Railway Path CWS. Furthermore, although the grassland habitat in the west of the site isn't formally designated as priority habitat, aerial imagery suggests that the grassland comprises permanent grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The mosaic of habitats at the site provides commuting and foraging habitat for a range of bat species and are wholly contiguous with important bat habitat offsite, notably Savernake Forest SSSI and Chiseldon to Marlborough Railway Path CWS. As such, it is likely that Annex II bat species utilise habitat at the site. Development at the proposed allocation site would result in direct loss of and impacts to habitats of importance for bats on the site which are functionally linked to Savernake Forest SSSI where barbastelle bats roost, and close to the important natterers roost at the tunnel associated with the dismantled Marlborough railway line. The mosaic of habitats and habitat interfaces present at the site likely afford good foraging, basking, refuge, and hibernation opportunities for reptiles. The woodland, hedgerows and trees on site afford nesting opportunities for birds during the breeding season. In addition, the grassland on site, particularly the lowland calcareous grassland in the east of the site, may provide breeding and feeding habitat for ground nesting species. There are numerous records of dormouse in Savernake Forest SSSI and given that potentially suitable habitat for dormouse exists on site in the form of broadleaved woodland, scrub and hedgerows, and these habitats are contiguous with Savernake Forest, it is possible that dormice could be present on site.</p>
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	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. 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.
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Assessment outcome (on balance): Major (significant) adverse effect

Summary of SA Objective 1

- The site comprises of a single field with over half the site representing Postern Hill Chalk County Wildlife Site (CWS) supporting lowland calcareous grassland. The perimeter of site is formed by a variety of mature trees and shrubs. Woodland trees and shrubs are dispersed across steep slopes in the east of the site, with some open grassland between woodland blocks. The value of the habitat on site indicates that the potential to avoid adverse impacts upon biodiverse assets will be limited.
- 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.
- More than half of this site (the eastern half) is designated as Postern Hill Chalk CWS which supports lowland calcareous grassland priority habitat/ HPI and other permanent unmanaged grassland. Chiseldon to Marlborough Railway Path County Wildlife Site (CWS) sits along the north-western site boundary.
- Savernake Forest Site of Special Scientific Interest (SSSI), which comprises ancient and semi-natural woodland, lies immediately south of the potential allocation site and would therefore be easily accessible to residents of a development at the site particularly as a public footpath. The site falls within three impact risk zones around Savernake Forest SSSI.
- The development of the site would have the potential to irreversibly damage and 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. Development at the site appears not to protect designated / non-designated habitats and protected species.
- In terms of priority habitat over half the site supports lowland calcareous grassland priority habitat / HPI and other permanent unmanaged grassland. Deciduous woodland priority habitat / HPI also occupies much of the eastern half of the site and continues along the southern margin of the site. There also appears to be established hedgerow / broadleaved trees along the north-western margin of the site which aligns, and is contiguous with, the Chiseldon to Marlborough Railway Path CWS. Furthermore, although the grassland habitat in the west of the site isn't formally designated as priority habitat, aerial imagery suggests that the grassland comprises permanent grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The mosaic of habitats at the site provides commuting and foraging habitat for a range of bat species and are wholly contiguous with important bat habitat offsite, notably Savernake Forest SSSI and Chiseldon to Marlborough Railway Path CWS. As such, it is likely that Annex II bat species utilise habitat at the site. Development at the proposed allocation site would result in direct loss of and impacts to habitats of importance for bats on the site which are functionally linked to Savernake Forest SSSI where barbastelle bats roost, and close to the important natterers roost at the tunnel associated with the dismantled Marlborough railway line.
- There are numerous records of dormouse in Savernake Forest SSSI and given that potentially suitable habitat for dormouse exists on site in the form of broadleaved woodland, scrub and hedgerows, and these habitats are contiguous with Savernake Forest, it is possible that dormice could be present on site.
- Overall, a major 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 this site would not be built at an adequate density in order to maximise the efficient use of land. There is no existing residential development or other types of development adjacent to the site and the site is divorced from the rest of the town. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places. The prevailing character and setting of this area is the woodland of Savernake Forest that is within the site and adjacent to the site to the east, south and west.
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2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to 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 partly of Grade 3 agricultural land and partly non-agricultural which relates to the woodland of Savernake Forest. Development of this site would therefore lead to the loss of some Grade 3 quality 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. The loss of Grade 3 quality agricultural land from a site of this relatively small size is not considered significant.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The 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 a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. However, the Marlborough Household Recycling Centre is in very close proximity to the western corner of this site so this part of the site may need to be left undeveloped as mitigation.

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

Summary of SA Objective 2

- It is considered that development of this site would not be able to deliver appropriate densities given its location divorced from other development and because of the woodland the site contains
- 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 small permanent loss of Grade 3 quality agricultural land but given the relatively small site size, this would not be considered significant
- The site is not located within a designated Mineral Safeguarding Area

<ul style="list-style-type: none"> • 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. However, the Marlborough Household Recycling Centre is in very close proximity to the western corner of this site so this part of the site may need to be left undeveloped as mitigation • Overall, given the location of the site, divorced from other development, and not considered able to deliver appropriate housing densities, a moderate 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?	<p>This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas.</p> <p>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 any watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>The site falls within the catchment area of Thames Water. The area covered by Thames Water has been classed by the Environment Agency as ‘seriously water stressed’. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to water supply capacity, Thames Water have commented that in terms of resource development of the scale envisaged at Marlborough is unlikely to be an issue, although this cause issues with existing supplies in relation to pressure levels in some locations within Marlborough. Early engagement will be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment.</p> <p>With regard to foul network capacity, Thames Water have commented that the scale of growth envisaged is likely to require upgrades of the network. Early engagement with Thames Water will be required to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. Additionally, the Marlborough area is a Groundwater Impacted System Management Plan area (GISMP), where Thames Water have identified groundwater entering the sewer network which can cause problems such as sewer flooding and large volumes of flow passing forward to the sewage treatment works.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 3 <ul style="list-style-type: none"> • The site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones or Drinking Water Protected Areas. • The area covered by Thames 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. • In terms of water supply capacity, engagement will be required with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. • In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades. • On the basis of the above evidence, a minor adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>Road traffic noise from the busy A4 could give rise to potential adverse impacts and a noise assessment would be required to determine potential impacts and mitigation.</p>
2. Reduce impacts on and work towards	<p>Marlborough has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist through the centre of the town on the A346. Development of this site is likely to increase traffic entering the town’s road network. If allocations at Marlborough are made through the LPR then specific</p>

improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions may 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 in the AQMA in Marlborough.
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): Moderate (significant) adverse effect	
Summary of SA Objective 4	
<ul style="list-style-type: none"> • 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 from the busy A4 could give rise to potential adverse impacts and a noise assessment would be required to determine potential impacts and mitigation. • Marlborough has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town's road network, which would require mitigation. • On the basis of the above evidence, a moderate 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 River Kennet runs approximately 0.2 km north 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 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 Marlborough, 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	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and

	<ul style="list-style-type: none"> 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?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substation in Marlborough 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 Marlborough is constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site were able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>
4. Deliver high-quality development that maximises the use of sustainable construction materials?	<p>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.</p>
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	<p>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.</p>
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 6</p> <ul style="list-style-type: none"> 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 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 however, the infrastructure is already under pressure. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use, therefore a neutral effect is considered likely against this objective. 	

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?	<p>No designated heritage assets affected.</p> <p>The site is within 100m of Camp on Forest Hill Scheduled Monument. The impact of development on the form and setting of the Camp on Forest Hill scheduled monument just to the north of the site would need to be considered. There could be undiscovered remains associated with the Scheduled Monument or adjacent past activity could extend into the site. 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 during a planning application process to identify the presence and significance of as 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 moderate.</p> <p>Within 100m buffer of the site are Tottenham House and Savernake Forest Grade II* Registered Park and Garden, a post-medieval park/pleasure garden and medieval woodland just south of the site which is highly sensitive. Development would need to consider the setting of the Registered Park and Garden and how development within the site might impact the rural setting and views to/from the park. The eastern portion of site is characterised as post-medieval secondary woodland and the western portion of site characterised as post-medieval planned enclosure, former character not legible which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is moderately constrained by historic landscape character. Mitigation strategy should consider the setting of the Registered Park and Garden and any extending historic landscape features which extend outside of the Registered Park and Garden boundary and how development in the site could impact on the park's setting. Further strategies could include incorporation of potentially surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is moderate.</p>
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7	
<ul style="list-style-type: none"> • 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 moderate. • 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, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	<p>The site is wholly within the North Wessex Downs AONB while three registered Park and Gardens are located nearby, namely:</p> <ul style="list-style-type: none"> • Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) forms the southeast boundary of the site. • Marlborough College Registered Park and Garden (Grade II) approximately 1.3km to the west. • Ramsbury Manor Registered Park and Garden (Grade II) approximately 4.8km to the northeast. <p>There are also two ancient woodlands near the site, namely:</p> <ul style="list-style-type: none"> • Folly Copse Ancient Woodland approximately 800m to the northeast. • Hens Wood/Briary Wood (Part of Savernake Forest) Ancient Woodland approximately 110m to the south. <p>There is potential for new development to negatively impact the special landscape qualities of the AONB designation.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the southeast of Marlborough, to south of the suburb of St Margaret's between the dismantled Chiseldon and Marlborough Railway Path, the A4 and woodland across Postern Hill. The site is on steeply sloping landform that forms the rising river valley sides to the south of Marlborough, rising steeply from approximately 150m AOD in the northeast of the site, to a high point of approximately 180m in the south of the site. It is formed of a pastoral field and woodland on the north edge of Savernake Forest. The woodland within the site connects with the extensive tracts of ancient woodland within Savernake Forest to the south. Savernake Forest extends to the south, linking with the designed woodland landscape of the Grade II* Registered Park and Garden of Tottenham House and framing the river valley landscape. The perimeter of site is formed by a variety of mature trees and shrubs; along the A4, dismantled Chiseldon and Marlborough Railway and forming the woodland edge. Woodland trees and shrubs are dispersed across steep slopes in the east of the site, with some open grassland between woodland blocks. The woodland edge contributes to the intimate character of the site and river valley landscape.</p> <p>The site has a predominantly rural character and strong sense of separation from Marlborough by virtue of the woodland that encloses the site. The existing settlement edge to the north of the site is generally well integrated on lower slopes, by trees along the dismantled railway line and the rising wooded slopes to the southeast of Marlborough.</p> <p>The site forms part of the distinctive, steep wooded slopes that form the backdrop to Marlborough to the south and contribute to the intimate river valley character. It forms part of a notable landscape with high scenic quality with some localised intrusion from the existing settlement edge. The landscape is in generally moderate to good condition and contributes to the wooded character of the river valley slopes.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity to the east due to its contribution to the wooded character of the steep valley slopes that form the backdrop to Marlborough. The site has generally medium to limited capacity to accommodate development. The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the northwest of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new development that does not conserve or enhance the special landscape qualities of the AONB designation. • Potential for built form to extend the settlement south towards Savernake Forest and be conspicuous on the rising landform against the wooded backdrop. • Potential loss of woodland and trees that contribute to the continuous wooded character of the landscape that extends east and south of Marlborough. • Potential for incremental increase of light pollution within the AONB. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development which would harm the special landscape qualities of the AONB designation. • Avoid development that would break the wooded skyline and be prominent on the intimate valley slopes. • Limit development to the east of the site that would result in removal of woodland vegetation that frames the existing settlement edge. • Retain woodland and trees as part of a mature landscape framework contributing to the wooded landscape. • Avoid inappropriate lighting within proposed development.
3. Protect and enhance rights of way,	<p>National Cycle Network (NCN) route 403 runs along the Chiseldon and Marlborough Railway Path to the northwest boundary of the site. This links with NCN routes 482 and 254 to the north. A public footpath runs along the south site boundary and links through the site to the A4. There are a number of public rights of way that link across the valley slopes in proximity to the site, between Marlborough, the River Kennet and Savernake Forest. There is no public open space or common land within this site.</p>

public open space and common land?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The site, in developable terms, would need to be significantly reduced to the less landscape sensitive areas in the northwest of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. • The site is wholly within the North Wessex Downs AONB and Tottenham House and Savernake Forest Registered Park and Garden (Grade II*) forms the southeast boundary of the site. • The site is on steeply sloping landform that forms the rising river valley sides to the south of Marlborough, rising steeply from approximately 150m AOD in the northeast of the site, to a high point of approximately 180m in the south of the site. It is formed of a pastoral field and woodland on the north edge of Savernake Forest. The woodland within the site connects with the extensive tracts of ancient woodland within Savernake Forest to the south. The woodland edge contributes to the intimate character of the site and river valley landscape. • The site has a predominantly rural character and strong sense of separation from Marlborough by virtue of the woodland that encloses the site. The existing settlement edge to the north of the site is generally well integrated on lower slopes. • The site forms part of a notable landscape with high scenic quality with some localised intrusion from the existing settlement edge. The landscape is in generally moderate to good condition and contributes to the wooded character of the river valley slopes. • The site is of generally medium to high landscape sensitivity to development, with higher sensitivity to the east due to its contribution to the wooded character of the steep valley slopes that form the backdrop to Marlborough. The site has generally medium to limited 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 at Marlborough has been in line with planned levels over the WCS plan period, including recent delivery at the strategic allocation at Salisbury Road. 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 Marlborough.
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	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • 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?	<p>The Indices of Multiple Deprivation (IMD) 2019 indicate that Marlborough is generally subject to lower levels of deprivation. The site is in a prosperous area of low deprivation. While the site is reasonably sized it would have little impact in achieving development in the most deprived areas.</p> <p>The site has the potential to deliver up to 243 homes of all types and tenures. The site could deliver some affordable housing.</p> <p>Overall, there could be social and economic benefits for the Marlborough area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	<p>Marlborough town centre is situated approximately 1.3km to the northwest 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. Although smaller, the site may be able to support onsite amenity greenspace. There are existing trees onsite, which could form part of this amenity greenspace. The site adjoins Savernake Forest and Savernake Cricket Club is situated to the south of the site. Housing development at this site could generate the need for 22-32 early years places, 53-75 primary school places and 38-53 additional secondary places. Early years and secondary schooling needs would need to be met in expanded or new provision. This would require financial contributions. Primary places arising from this site could be met by surplus within existing primary schools, however the number of homes would need to be capped at 200. There may be issues with primary provision if this site were to come forward along with others at the town.</p> <p>Marlborough Medical Practice is positioned 1.2m to the north-west of the site. Savernake Hospital is situated nearby to the south east. Marlborough is subject to one health care centre, however there are three additional centres in the surrounding area at Burbage, Ramsbury and Great Bedwyn. There are capacity issues in the area overall. These were not projected to worsen overall between 2016-2026, but the gap remains significant, with the largest gap apparent at Marlborough Medical Practice. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The site is smaller and triangular shaped, 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. However, the development of this site could provide some support to facilities through new users, including at Marlborough Cricket Ground.</p> <p>There could be improvements to public rights of way MARL23 and MARL24.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>Development would extend Marlborough to the south. The site would predominately serve Marlborough and it is unlikely that new affordable housing or an enhanced sustainable transport network would make a significant contribution to the reduction of rural isolation in this area. Positive effects are also likely to be limited due to the size of the site. However, benefits of new housing or extended facilities for surrounding rural communities.</p>

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 subject to the most deprivation.
- The site could provide a good level of affordable homes as part of a housing development.
- Very good access to the town centre and limited access to the sustainable transport network. Some improvements could be apparent as a result of the development of this site.
- Small site with some opportunities to incorporate onsite greenspace, but less likely to support community facilities as part of a mixed-use development. There is some access to offsite greenspace.

<ul style="list-style-type: none"> • Financial contributions would be required to support the expansion of existing early years and secondary provision. Primary school needs could be met within existing schools for up to 200 homes. • Reasonable access to health provision, however this is subject to significant existing issues. Financial contributions should be sought to avoid new development and an increased population introducing additional pressure 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?	<p>This site is considered large enough to accommodate some form of mixed-use development.</p> <p>The High Street is within circa 1600m or 1300m along less attractive routes. Local primary schools are accessed approx. 1300m from the site and the secondary 1600m.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints The site is well connected by potential walking and cycling routes; however, these require enhancements which may be prejudiced by costs elsewhere. Bus accessibility is limited and whilst contributions towards frequency uplifts may be sought, this may only be supplemental to other contributions from elsewhere, given the scale of the site and potential additional mitigation required. The site vehicular access strategy, given the context of the A4 may be large and possibly too costly for the development to deliver.</p> <p>Site Specific Mitigation Delivery of vehicular access strategy. Enhancements to local public rights of way and National Cycle Network (NCN) connections. Contributions towards bus frequency enhancements.</p> <p>Necessary Strategic Mitigation The site should contribute to a Marlborough Transport Strategy.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p>Pedestrian/Cycle: The site is positioned uphill from the town centre, with high gradients prejudicing accessibility by walking. The site has a number of local public rights of way (most notably MARL23 & MARL24) within the site or nearby. MARL24, subject to enhancements, could facilitate access towards the town centre. Utilising the public rights of way alongside additional attractive traffic free routes, the High Street is accessible within circa 1600m or 1300m along less attractive routes. Local primary schools are accessed approx. 1300m from the site and the secondary 1600m; the routes are relatively convoluted but follow quiet residential streets appropriate for such a commute. National Cycle Network 482/403 run throughs the site and provides a leisure route to Swindon or for the more adventurous an off-road route to Swindon. The NCN also presents opportunities to access the town centre, but for much of this route cyclists are not adequately segregated from pedestrians and traffic.</p> <p>Bus: There is a bus stop (Barnfield) which is directly adjacent to the site. The stop provides access to the following services: Service 20 – 6 buses per day by direction for service to Hungerford (does not accommodate typical commuting). Service X20 – 1 bus per day by direction for service to Hungerford (does not accommodate typical commuting). Service X22 – 3 buses per day by direction for service to Hungerford (does not accommodate typical commuting). The bus stops do not provide access to Salisbury or Swindon, which are key commuting towns, and with limited frequency of service to Hungerford, the site is not currently considered accessible by bus. The site may potentially fund service uplifts to accommodate the peak commuting periods, but this may limit alternative funded mitigation from being delivered and may be prejudiced by the cost of vehicular access requirements.</p> <p>Rail: Marlborough does not have a train station. The nearest stations from the site are Bedwyn, Pewsey, Swindon and Hungerford. These stations offer services to London and the west country, with the most frequent services from Swindon and Hungerford. The Barnfield bus stop offers a direct connection to Bedwyn station.</p> <p>Service Vehicles: The site would need to draw access from the A4 which is sufficient to accommodate the servicing needs of the site.</p>

	<p>Car: The site would need to draw access from the A4 in a location where speed limits transition from 30 MPH to 50 MPH. Given the nature of the localised environment, with limited residential frontage and activity, this would prejudice the extension of the 30MPH limit and hence any junction delivery would need to accommodate the geometric demands of the higher 50MPH road speeds and separation with the existing opposing junction with Hazel Close. These parameters would be likely to result in a larger access provision further to the east, which given the context of the A4, would potentially be considered out of scale and financial viability for the site to deliver. Such delivery would be further conflicted by the relatively high gradients.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> This site is considered large enough to accommodate some form of mixed-use development. <p>Local Constraints The site is well connected by potential walking and cycling routes; however, these require enhancements which may be prejudiced by costs elsewhere. Bus accessibility is limited and whilst contributions towards frequency uplifts may be sought, this may only be supplemental to other contributions from elsewhere, given the scale of the site and potential additional mitigation required. The site vehicular access strategy, given the context of the A4 may be large and possibly too costly for the development to deliver.</p> <p>Site Specific Mitigation Delivery of vehicular access strategy. Enhancements to local public rights of way and National Cycle Network (NCN) connections. Contributions towards bus frequency enhancements.</p> <p>Necessary Strategic Mitigation The site should contribute to a Marlborough Transport Strategy.</p> <ul style="list-style-type: none"> Overall, a moderate adverse effect is considered most likely against this objective. 	
<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Marlborough town centre is situated approximately 1.3km to the northwest 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. Marlborough does not currently benefit from a train station. It does however, benefit from good transport linkages to Swindon where access to the railway line is apparent. There is a risk of leakage to Swindon.</p> <p>The site would be able to support a smaller amount of development of either residential or employment. Development in this location is likely to make some contribution towards supporting town centre vitality and viability.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site is located within a good distance of protected employment land at Marlborough. It is in close proximity to Marlborough Business Park. Marlborough Business Park is performing well and subject to recent growth and investment. There is potential to bring forward new employment in this area, which could support new floorspace and meet demands. The site could therefore support an overspill of demand for employment land at the business park. The site has good access to the strategic road network via the A4. It could be attractive to higher skilled labour as a result. Despite this the site is small and less likely to meet a wider range of employment needs.</p> <p>Any development should look to ensure sustainable transport options to employment land, particularly in promoting active travel choices for commuter journeys to and from the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth,</p>	<p>As a smaller site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development,</p>

including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	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 positioned to the south of Marlborough. The site is situated close to both residential and protected employment land. There could be good benefits of reducing travel to work distances through an employment or residential development in this location.
Assessment outcome (on balance): Moderate (significant) positive effect	
<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • There is good connectivity from the site to the town centre. • The site is located very near to residential and protected employment land. • The site has good access to the A4 and A346, but access to the bus network could be improved as a part of development to promote access to and from the site to nearby employment. Lacks very good strategic sustainable transport connectivity e.g. the railway. • The site could support existing employment land, either through residential or employment development in a town where demand for new employment floorspace is apparent. • Overall, a moderate significant positive effect is likely. 	