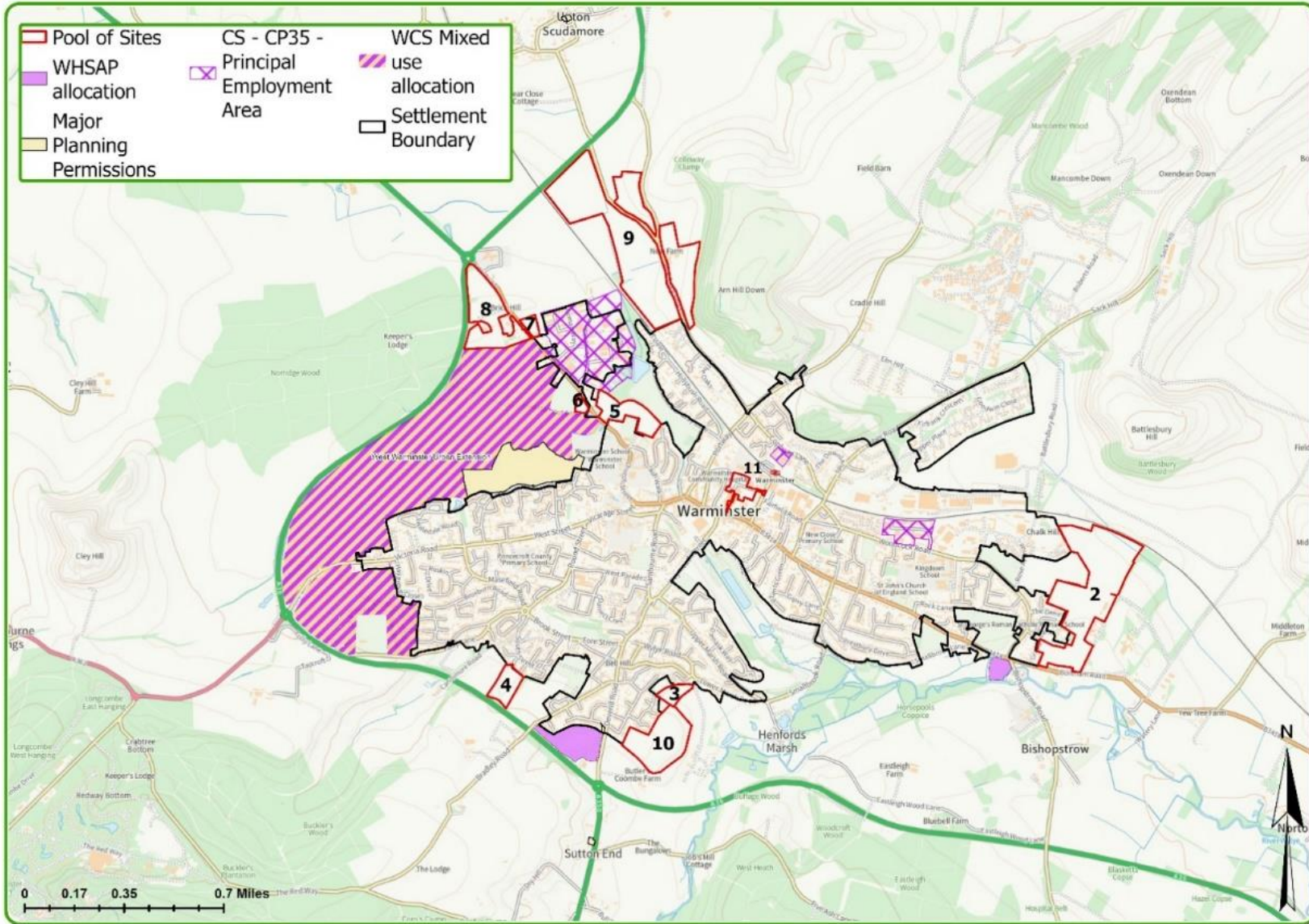


SA Annex 2.14 - Trowbridge HMA: Warminster Sites Assessment



<p>Site Number and SHELAA ref(s): Site 2 (SHELAA sites 2075 and 603) Site name: Land East of the Dene Site size: 21.56 ha Site capacity: approximate range 784 - 1098 dwellings Site description: A greenfield site to the east of Warminster. Public Right of Way WARM40 crosses the site. Battlesbury Barracks are situated to the north of the site. The railway line also runs along the northern boundary of the site in the north-east. Flood Zones 2 and 3 are also apparent in the north-eastern area of the site. Bishopstrow House and Bishopstrow Conservation area are positioned to the east of the site. Further listed buildings are apparent outside of the site boundary in the south of the site. Surface water flood risk is apparent within some parts 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>Much of the site appears to be arable land. The arable land is interspersed with hedgerow boundaries and occasional trees, these being substantial in places, particularly towards the northwest of the site. Certain areas within the site, namely the triangular area of scrub and small area of permanent grassland near Home Farm may represent habitat of heightened ecological value. 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. Focus enhancement to create linkage with off-site habitats at Bishopstrow House and Bishopstrow Court. Large scale development should mitigate increased recreational pressure at Smallbrook Meadows and contribute biodiversity net gain (BNG) off-site to support the county wildlife site and local nature reserve.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. The Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC)/Ramsar site lies about a 1km away from the site on public rights of way. Similarly, the site lies 500m away from Smallbrook Meadows County Wildlife Site (CWS) /Local Nature Reserve (LNR) carrying risk of enhanced recreational pressure. Large parts of the site in the south and north are in zone of high risk for phosphorus affecting the location and design of sustainable drainage (SuDs). SuDs to be located off areas in high-risk zone for phosphorus and to be designed to reduce phosphorus from surface water through settlement lagoons on site, requiring increased land take. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA. Higher dwelling numbers would mean higher traffic related nitrogen oxides having the potential to affect 2 SSSI's lying within 200m of trunk roads. In terms of onsite priority habitat, the triangular area of scrub and small area of permanent grassland near Home Farm need to be surveyed before being allocated as these may be priority habitat. Priority habitats require wide buffers to reduce risk of light spill. The buffers will contribute towards biodiversity net gain on site. Any priority habitat should be retained within the design. Home Farm in the south and military buildings in the north all have potential for bat roosts. If present, roosting bats may forage across some of the proposed allocation. Records occur locally for badgers, barn owls and reptiles. Retain bat flight routes if roosts identified in buildings. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.</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"> • Any hedgerow boundaries, trees, and green buffers on site • Triangular area of scrub and small area of permanent grassland near Home Farm • Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development. <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	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • Much of the site appears to be arable land with hedgerow boundaries and occasional trees, these being substantial in places, particularly towards the northwest of the site. Certain areas within the site, namely the triangular area of scrub and small area of permanent grassland near Home Farm may represent habitat of heightened ecological value. • 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 site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. • The Salisbury Plain Special Conservation Area (SAC)/Special Protection Area (SPA)/Ramsar site lies about a 1km away from the site on public rights of way. Similarly, the site lies 500m away from Smallbrook Meadows County Wildlife Site and Local Nature Reserve. • Large parts of the site in the south and north are in zone of high risk for phosphorus affecting the location and design of SuDs • Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA. • Home Farm in the south and military buildings in the north all have potential for bat roosts. If present, roosting bats may forage across some of the proposed allocation. Records occur locally for badgers, barn owls and reptiles. Retain bat flight routes if roosts identified in buildings. • Scope for integrated green and blue infrastructure include opportunities presented by the retention of hedgerow boundaries and trees. The development of the site should conserve and enhance GBI. • Overall, a major adverse effect is considered likely against this objective. 	
<p>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...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site may not be able to deliver appropriate densities in line with local planning policy and available evidence given the proximity of the Bishopstrow Conservation Area and MoD sites adjacent to the site. There is some existing residential development adjacent to the site which may indicate the kind of densities that could be achieved in some parts of the site.</p> <p>Warminster contains a wide range of infrastructure, services and facilities. The nearest bus stops are to the south of the site along Boreham Rd. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site is mostly greenfield, consisting predominantly of agricultural 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?	This site consists predominantly of greenfield land in agricultural use which appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, a more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grade 2 agricultural land and urban land. Development of this site would lead to a significant, permanent loss of higher grade BMV agricultural land. 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**
- It is considered that development of this site may not be able to deliver appropriate densities given the proximity of the Bishopstrow Conservation Area and MoD sites adjacent to the site
 - This site is mostly greenfield, agricultural land. There are few 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 significant, permanent loss of higher grade BMV agricultural land
 - The site is not located within a designated Mineral Safeguarding Area
 - The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation
 - Overall, a moderate adverse effect is considered most likely against this objective

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?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate 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 noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site is bounded on its northern edge by a railway line which may be a constraint in terms of noise impacts on residential development. The design of any future development would need to follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are addressed. A noise assessment would be required to impacts and suitable mitigation, which may require physical separation of residential and rail noise sources and/or appropriate acoustic treatments.</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?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <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 site adjoins a railway line giving rise to potential noise impacts which may require mitigation through appropriate design and layout response, should a residential development be taken forward. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • On the basis of the above evidence, a moderate adverse effect is likely. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a large site in Warminster, 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?	Most of the site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There is a small area in the north east corner of the site which lies in flood zone 2 and 3. Development would need to avoid this corner. Wide buffer zones should be left next to watercourses.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a medium groundwater flood risk across 31% of the site. This means groundwater levels are between 0.25-0.5m below the ground surface. There is a low groundwater flood risk across 67% of the site. This means groundwater levels are between 0.5 – 5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 9% of the site and a medium risk of surface water flooding on 3% of the site.</p> <p>Cumulative impacts have been scored low. 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.</p>

<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a larger site in Warminster 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 could be inhibited by high groundwater levels.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • Most of 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 medium and 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 low. • 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 high groundwater levels 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>As this is a large site, there may be more open space available for opportunities to support energy generation from renewable and low carbon sources. There may also be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • 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.
<p>2. Be capable of connecting to the local</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>

Grid without the need for further investment?	<p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a large site, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy.</p> <p>According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are also constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size 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>
<p>Assessment outcome (on balance): Neutral effect</p>	
<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 brought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the existing pressure on the grid, a neutral effect is considered likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment 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>The site would have an impact on Scheduled Battlesbury Camp complex of monuments. The contribution of the surrounding land to setting of scheduled Battlesbury Camp requires assessment and input from Historic England should the site be taken forward.</p> <p>The site would also have an impact on the Grade II listed dwellings on Boreham Road, on the designed setting of Bishopstrow House and on the setting of Bishopstrow Conservation Area. Bishopstrow House is a country house with a significant designed landscape which would be adversely impacted, as would roadside wall which forms characteristic enclosure to road as setting of Conservation Area. Although not involving direct and clear 'substantial harm' the public benefit of significant development across the site, including access, has been shown during the Wiltshire Housing Site Allocations Plan (WHSAP) examination to be insufficient to outweigh the harm to the designated assets, possibly barring single field at northwest corner of site if accessed from The Dene.</p> <p>Scheduled Monument, King Barrow, a long barrow, is 100m north of Bishopstrow House which is of high archaeological value. On site medieval village evidence was identified across the southern extension of the site which is of medium to high value. Other features of medium value include bronze Age/Iron Age ditch in the southern site area, a cluster of Late Mesolithic/Early Bronze Age pits/post holes identified in the southern buffer area and lower Palaeolithic to Medieval gullies identified in the southern site area. Other features of low to medium value include Saxon pottery fragments and Roman coin findspots in the southern site area, undated amorphous feature in the middle of the site and undated ditch identified in the western/central site area. Some parts of the site are considered to have highly sensitive historic landscape features, including ridge and farrow earthworks and water meadows.</p> <p>The site is also within the 100m buffer of undated linear features in the north-eastern buffer area, extant Bishopstrow House and gardens lie to the east of the site and extant 19th century farmstead set into the border of the site in the east. Further investigation is likely needed to identify the presence and significance of archaeological remains in the southern site area. Additionally, further investigation, is likely required over the remainder of the site, where this hasn't already taken place. Finally, further research may be required into the effects of development on the setting of the Schedule Monument in the eastern buffer area, as well as further Schedule Monument's further to the east. Based on evidence that is currently available and known, the site appears to be constrained by archaeological remains. Following further investigation, mitigation could include avoidance of high value archaeological remains in the southern site area, 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. Elsewhere, 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 eastern site area. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>Some parts of the site are considered to have not highly sensitive historic landscape features, including in the north western site area which is characterised as 20th century to 21st century military installation (Battlesbury Barracks), the north eastern site area is characterised as 20th to 21st century reorganised fields with former parliamentary enclosure character which remains partially legible, a central portion of the site is characterised as 21st century playing fields with no former character legible and the southern site area is characterised as 21st century amalgamated fields, with former parliamentary enclosure field character remaining legible. 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, where they remain legible, such as via field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the</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 adjacent to a conservation area. It is considered that mitigation measures are likely to be difficult but possible with a reduction in capacity to safeguard the historic environment of the site and its immediate surroundings.</p>

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 high. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is very low. • The site is adjacent to a conservation area. • Overall, a moderate adverse effect is considered likely against this objective. 	
<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?	The Cranborne Chase & West Wiltshire Downs AONB is approximately 1.1km to the south while Eastleigh Wood Ancient Woodland is approximately 1km to the southwest. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the east of Warminster, around the north and east of the suburb of Woodcock.</p> <p>The site forms part of the gently undulating landscape that forms the watershed between the River Wylde (south) and tributary watercourse that cuts through the northeast corner of the site. Landform within the site rises to a high point of 127m AOD in the north of the site.</p> <p>The site is influenced by the MOD site of Battlesbury Barracks. The site is largely formed by arable fields. Fields and settlement edges are defined by a combination of hedgerow and tree boundaries that link through the landscape, particularly south through the treed river valley floor to vast areas of woodland south of Warminster. Sporadic, small groups of trees soften the settlement edge of the Battlesbury Barracks and help to integrate the built form in the landscape experienced in the expansive views from Battlesbury Hill. The south and east of the site have a more enclosed character by virtue of tree boundaries along the farm access track to the east and wall and tree boundaries to the road and properties along Boreham Road to the south.</p> <p>The site has a rural, settlement edge character. It forms part of the transitional landscape between the existing settlement edge and the open, dramatic hills that rise to the east of Warminster.</p> <p>The site is within an undesignated landscape. The local landscape is characterised by the dramatic hills that rise to the north and east of the site, from which there are expansive, open views. The site itself has a relatively simple character, forming the transition between the existing settlement edge and distinctive chalk landscape to the northeast/east. It contributes to the sense of separation between Warminster, outlying rural settlement and the hills. The landscape of the site is in generally moderate condition and there is moderate to high scenic value associated with it, with some local sense of place that contributes to the setting of Battlesbury Hill.</p>

	<p>Overall, it is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to form a hard, conspicuous and uncharacteristic suburban edge at the foot of Battlesbury Hill. • Potential for development to be viewed as a conspicuous, suburban extension that impinges on expansive views from the distinctive hill tops. • Potential for development to result in coalescence of the suburbs of Warminster with Bishopstrow House and the outlying rural settlements along the River Wylye. • Potential loss of trees that contribute to the treed valley floor character and generally well-integrated settlement edge. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Establish an appropriate landscape buffer to the north of the site, which incorporates existing landscape features and introduces new tree planting where appropriate with the landscape character. • Limit the height, scale and density of development, particularly in the north of the site to ensure that it does not form prominent settlement edges or conspicuous suburban expansion in views from the surrounding hills. • Limit density of development and create appropriate transitional buffers to rural settlement to the east of the site, to limit coalescence with Bishopstrow House and outlying settlements. • Retain and augment trees as part of a mature landscape framework that contributes to landscape buffers to development and maintains the integrated settlement edge character.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There are a few public footpaths within and adjoining the site. A footpath runs along the northern site boundary between Woodcock and a network of public rights of way around Battlesbury Hill, including the Wessex Ridgeway long distance route. Two public footpaths also link through and around the south of the site, towards Battlesbury Hill. Battlesbury Hill is a prominent hillfort approximately 900m to the east of the site, from which there are expansive, open views across Warminster to the surrounding hills and ridgelines.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase & West Wiltshire Downs AONB sits approximately 1.1km to the south while Eastleigh Wood Ancient Woodland sits approximately 1km to the southwest. • Lying to the east of Warminster, the site is largely formed by arable fields that close to the barracks and suburban settlement edge. The site has a rural, settlement edge character. It forms part of the transitional landscape between the existing settlement edge and the open, dramatic hills that rise to the east of Warminster. • There are a few public footpaths within and adjoining the site. • The landscape of the site is in generally moderate condition and there is moderate to high scenic value associated with it, with some local sense of place that contributes to the setting of Battlesbury Hill. • The site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this 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 Decision-Aiding Questions. Will the development site...</p>	
<p>1. Provide an appropriate supply of affordable housing?</p>	<p>The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.</p>

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?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a more deprived area. While the site is not within a highly deprived area, it is within one of the most deprived areas of Warminster. Benefits of directing development towards more deprived areas are likely to be apparent. The site has the potential to deliver homes of all types and tenures. This site could deliver a significant level of affordable housing. There are benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Warminster town centre is situated approximately 1.3-2.1km to the west of the site's western and eastern boundaries. The site has good access to the bus network, but efforts would need to be made to ensure that connectivity and accessibility was apparent across the site as a part of any development. The site has the potential to support onsite amenity greenspace. The site benefits from access to formal and informal recreational greenspace nearby to the west at Boreham and east at Middle Hill. A housing development at this site could generate the need for additional early years school places, primary school places and secondary places. Some of the primary needs arising from this site could be met through an existing surplus in places. The primary school would be able to provide at least 30 early years places, but further early years provision is likely to be required. Land and financial contributions would be required towards these. Kingdown School (secondary) is due to undergo expansion. This will create capacity for 200 new homes. This site alone would not be able to support a new secondary school and therefore the number of new homes would not be able to exceed 200. The Avenue Surgery is situated within the town centre between 1.3-2.1km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The size of this site suggests that it would be able to deliver community uses, including facilities and public open space as a part of a mixed-use development. However, the site has good access to existing facilities, including those within the town centre, and these would benefit from new users arising from either employment or residential development at the site. It is unlikely that this site would support a new local centre due to its size and location, therefore any potential to enhance existing public space and community facilities should be prioritised. public rights of way WARM40 and WARM41 fall within the site boundary and opportunities to enhance these should be pursued.

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 Warminster to the east towards Bishopstrow Court. While benefits of increase connectivity across this site may be apparent, the site would make only a limited contribution to reducing the adverse effects of rural social isolation. This is because the site would predominately serve the town of Warminster. None the less benefits may still be apparent through new affordable homes in this location.
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 be directing new homes to a more deprived area. • Site is likely to provide a significant number of affordable homes as part of a housing development. • The site has good accessibility to the town centre. • The site is likely to support new/retained greenspace and is located within an accessible distance of existing greenspaces in Warminster. • Early year and primary school provision could be met onsite through new facilities; however, secondary school provision is constrained and growth should be capped at 200 new homes as a result. • Accessibility to existing health care provision is good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site could support the onsite provision of community facilities but would most effectively be able to support existing facilities through contributions and new users. • The site would make a limited contribution to reducing rural isolation. • Overall, a minor positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size and location of this site, some form of mixed-use development is considered achievable.</p> <p>The town centre is located approximately 1600m from the site and whilst this is typically farther than the targeted distance it is within the maximum 2km commute. A Catholic primary school is within 500m from the site, a C of E primary school is located less than 1km away and a secondary school within 1200m. Whilst the attractiveness of infrastructure limits the sites sustainable accessibility, the site is considered to be located in a relatively sustainable location.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints Cycle infrastructure serving the site is absent and unlikely to be achievable. Pedestrian infrastructure is of a typical historical standard with narrow footways along heavily trafficked roads. Bus access is problematic. The rail station is beyond 2km from the site. Local junctions are likely to exceed their design capacity.</p> <p>Site Specific Mitigation Relocation of existing bus stops to maximise bus service connectivity – cost circa. £50k Enhancement of bus service provision - cost circa £1.2M. Enhancement of Bishopstrow Road/Woodcock Road/Boreham Road junctions into a single facility – circa. £300k.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions towards enhancing cycle access to the station and cycle parking and facilities therein.</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 is limited to access to Boreham Road, which is heavily trafficked and with limited 1.5-2m footways. Whilst there is access to the public rights of way network, these do not enhance the accessibility of the site, other than to provide recreational access. Alternative routes via Woodcock Road are less trafficked, however the infrastructure is of the same standard as Boreham Road.</p> <p>The town centre is located approximately 1600m from the site and whilst this is typically farther than the targeted distance it is within the maximum 2km commute. A Catholic primary school is within 500m from the site, a C of E primary school is located less than 1km away and a secondary school within 1200m.</p> <p>Whilst the attractiveness of infrastructure limits the sites sustainable accessibility, the site is considered to be located in a relatively sustainable location.</p> <p>Bus: The site edge is approx. 120m from existing bus stops that serve the following services: Service 24 – 2 hourly frequency to Salisbury. Accommodates typical commuting trips. Service 54 – limited town circular. Does not accommodate commuting trips. 400m walk from the site are additional stops that serve the following services: Service 56 – single bus per day, does not serve commute. Service D1 – Hourly service to Bath, via Westbury, Trowbridge and Bradford On Avon. The journey is 1.5 hours to and from Bath and hence unattractive, however destinations in intervening towns are accommodated.</p> <p>The site is very deep at 850m and hence only the very nearest stops are likely to be utilised, unless direct penetration is delivered. In this regard, other than access from Boreham Road, there are no highway maintainable at public expense serving the site and thus limited opportunity to redirect buses; the D1, being the most valuable service to the site, would only penetrate the site for a ‘U-Turn’ at significant cost to the developer and would be unlikely to serve much more than the access arrangement. In order to address this, it is proposed to relocate the nearest stops to a point west beyond the Woodcock Road/Boreham Road junction (approx. 220m walk from site edge), thereby bringing the D1 service within a walkable distance from the site for early phases of development. Latter phases of development, i.e. those further away from Boreham Road, should either be supported by walkable/cyclable links to Woodcock Road, where new bus stops should be located to collect Service D1, or significant contributions (circa. £1.2M) towards a significant uplift to both the 24 and 54 service and for both to penetrate into the northern elements of the site.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is just beyond 2km walk and may not be considered accessible for pedestrians. To address this, the site should contribute to enhanced cycling and bus accessibility between the site and the station and contribute to enhancements at the station; the latter forming part of a strategic transport strategy contribution.</p> <p>Service Vehicles: The site will have access to Boreham Road which has adequate geometry to accommodate service vehicles.</p> <p>With regards to emergency vehicles, the site is of a scale that will require two points of vehicular access, both from Boreham Road; the provision of two access points meets the needs of emergency services.</p> <p>Car: Close to the site access, the junctions serving Woodcock Road and Bishopstrow Road onto Boreham Road experience some congestion and these are likely to require capacity enhancements. The Bishopstrow Road junction is formed from a mini roundabout, which then leads westwards to a ghost right turn lane serving Woodcock Road. The distance between the junctions is approximately 15 metres, which is considered very short. In order to address this and accommodate the traffic flows from the development site, both junctions may need to be consolidated into a single facility, which given the constraints of available highway land, may be in the form of a staggered 4-way signalised junction at worst (circa. £300k) and a staggered ghost island crossroads at best (circa. £120k).</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size and location of this site, some form of mixed-use development is considered achievable. Whilst the attractiveness of infrastructure limits the sites sustainable accessibility, the site is considered to be located in a relatively sustainable location. <p>Local Constraints Cycle infrastructure serving the site is absent and unlikely to be achievable. Pedestrian infrastructure is of a typical historical standard with narrow footways along heavily trafficked roads. Bus access is problematic. The rail station is beyond 2km from the site. Local junctions are likely to exceed their design capacity.</p> <p>Site Specific Mitigation Relocation of existing bus stops to maximise bus service connectivity – cost circa. £50k Enhancement of bus service provision - cost circa £1.2M.</p>	

<p>Enhancement of Bishopstrow Road/Woodcock Road/Boreham Road junctions into a single facility – circa. £300k.</p> <p><u>Necessary Strategic Mitigation</u></p> <p>Contributions towards Warminster Transport Strategy, including contributions towards enhancing cycle access to the station and cycle parking and facilities therein.</p> <ul style="list-style-type: none"> • Overall, given the issues noted above, a moderate adverse effect is considered 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>Warminster town centre is situated approximately 1.3-2.1km to the west of the sites western and eastern boundaries. The site has good access to the bus network, but efforts would need to be made to ensure that connectivity and accessibility was apparent across the site as a part of any development. The site is situated approx. 1.3-2km from Warminster train station.</p> <p>The site would be able to support a larger development, potentially incorporating employment and residential land. While the site is large, it has a poorer relationship with the town centre and train station, nonetheless is likely to be able to support the vitality and viability of the town centres through new users.</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 0.4-1.1km of employment land at Woodcock Road Industrial Estate and 2.4-3.1km away from Warminster and Crusader Business Parks. The site could bring forward a mixed-use development and employment land could be complementary to the barracks to the north of the site. There is some risk that new employment land could compete with Woodcock Trading Estate, which is in need of urgent investment. Despite this, an employment development of this size could bring forward a wide range of land to meet different needs. The site lacks good access to the strategic road network and to the train station, suggesting that opportunities for higher skilled employment could be limited. There could also be opportunities for new employment land at the West Warminster Urban Extension through the extant allocation and there are risks that employment in this location could compete for higher skilled jobs.</p> <p>The site lacks very good access to the sustainable transport network, particularly the strategic transport network. Development should look to enhance these connections to improve active travel choice between the site and local employment and the town centre.</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>This site could provide high levels of new housing, including affordable housing, employment and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>This is a large site and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>The site is situated to the east of Warminster and connects to the existing residential area to the south west and MOD barracks to the north/west. New jobs in this location could support access to employment in the east of Warminster, where investment in employment is needed. However, there is some risk this could lead to competition with existing employment land to the west where vacant and emerging employment land is apparent. A residential development could also support existing employment land, however as employment growth is due to come forward in the west of the town, there could be some limitations of directing development towards this location. Nonetheless, benefits of development are likely to be apparent.</p>
<p>Assessment outcome (on balance): Moderate (significant) positive effect</p>	
<p>Summary of SA Objective 12</p>	

- There is good connectivity from the site to the town centres.
- The site is located near to both residential and employment land.
- The site has limited access to the strategic road network, but good access to the public transport network.
- The site could support existing employment land through an employment, residential or mixed-use development.
- The site has a good relationship with existing employment land.
- New residents at this site could support emerging employment land at Warminster through an enhanced workforce.
- Where possible, access to work via sustainable transport modes should be encouraged.
- Overall, a moderate significant positive effect is likely.

<p>Site Number and SHELAA ref(s): Site 3 (SHELAA site 3242) Site name: Land adjacent to Fanshaw Way Site size: 1.38 ha Site capacity: approximate range 34 - 48 dwellings Site description: A greenfield site to the south of Warminster. The site slopes down, away from Warminster. Public Right of Way WARM58 runs across the site. Residential development is apparent to the north of the site at Fanshaw Way. Surface water flood risk is apparent across the centre of the site. The site is entirely within a Sewage Treatment Buffer zone.</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>	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site appears to consist of permanent grassland, potentially representing priority habitat. This is surrounded by hedgerows and several mature trees along one of the boundaries. Species records include badgers being recorded locally while the site is less than 0.5km away from Henfords marsh which is a site of major importance for breeding toads.</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. Hedgerows require wide buffers to reduce risk of light spill which may contribute towards biodiversity net gain on site. It provisionally appears unlikely to achieve full net gain quota on site.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>The eastern half of the site lies in zone of high risk for phosphorus which will affect location and design of sustainable drainage (SuDs). SuDs to be designed to reduce phosphorus from surface water through settlement lagoons on site requiring increased land take. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain Special Protection Area (SPA).</p> <p>Public footpath through site leads directly to Smallbrook Meadows County Wildlife Site (CWS) /Local Nature Reserve (LNR) less than 0.5km away meaning a likelihood of increased recreational pressure.</p> <p>The site itself supports permanent grassland, potentially priority habitat. Also, a hedgerow forms one boundary and several mature trees exist along one boundary. Species locally include records for badgers while the site lies less than 0.5km away from Henfords marsh which is a site of major importance for breeding toads. It will be important to retain bat flight routes if roosts are identified in buildings.</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>
3. Ensure that all new developments protect Local Geological Sites	<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>

(LGSs) from development?	
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"> • Retained hedgerows and several mature trees alongside on-site buffers. • Sustainable drainage (SuDs). • Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development. <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	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The site appears to consist of permanent grassland, potentially representing priority habitat. This is surrounded by hedgerows and several mature trees along one of the boundaries. • Species records include badgers being recorded locally while the site is less than 0.5km away from Henfords marsh which is a site of major importance for breeding toads. • 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. Hedgerows require wide buffers to reduce risk of light spill which may contribute towards biodiversity net gain (BNG) on site. It provisionally appears unlikely to achieve full BNG quota on site. • The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. • Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain Special Protection Area (SPA). • Public footpath through site leads directly to Smallbrook Meadows County Wildlife Site / Local Nature Reserve less than 0.5km away meaning a likelihood of increased recreational pressure. • The eastern half of the site lies in zone of high risk for phosphorus which will affect location and design of SuDS. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of hedgerow boundaries and trees. 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?	<p>It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence. This is a relatively small site close to existing residential development which may indicate the kind of densities that could be achieved.</p> <p>Warminster contains a wide range of infrastructure, services and facilities. The nearest bus stops are within approx. 250m at Hillwood Lane. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site consists of greenfield, agricultural land and therefore there are no 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?	This site consists of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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 predominantly of urban land. Development of this site would not be likely to lead to a significant loss of BMV agricultural land. 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. This is a relatively small site so it would be unlikely to deliver extensive waste infrastructure. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 <ul style="list-style-type: none"> • It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence • 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 • Evidence shows this site as consisting predominantly of urban land. Development of this site would not be likely to lead to a significant loss of BMV agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a 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 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?	This site falls within the catchment area supplied by Wessex Water. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.
Assessment outcome (on balance): Moderate (significant) 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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>Wessex Water have confirmed that they would object to housing development in this location due to being located within the odour/flies buffer zone of a sewage treatment works where there is a strong likelihood of adverse impacts on residential amenity and conflict between uses. Within the STW buffer, lighter employment uses are also unlikely to be suitable, such as offices, but heavier employment uses may be acceptable. Odour/flies assessment would be required.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <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. • Wessex Water have confirmed that they would object to housing development in this location due to being located within the odour/flies buffer zone of a sewage treatment works. Within the STW buffer, lighter employment uses are also unlikely to be suitable, such as offices, but heavier employment uses may be acceptable. Odour/flies assessment would be required. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • On the basis of the above evidence, a moderate adverse effect is likely. 	
<p>SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The River Avon runs less than 0.5km to the north west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low pluvial flood risk across 18% of the site. This means that each year there is a 0.1% chance of flooding. The area of risk exists across the centre of the whole 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. There is a high groundwater risk across 12% of the site. This means groundwater levels are less than 0.25m below the surface. The risk is in the far east corner of the site. There is a medium groundwater risk across 88% of the site. This means groundwater levels are 0.25-0.5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required Cumulative impacts have been scored low. 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.

<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located about 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 Warminster, 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 SuDS could be inhibited by high groundwater levels.</p>
<p>Assessment outcome (on balance): Moderate (significant) 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 the low flood risk to the site. • There is a medium groundwater risk across most of the site and a high groundwater risk across part of the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required • Cumulative impacts have been scored low. • It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels and the loss of greenfield land which thus natural drainage, a moderate adverse effect is likely. 	
<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>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 substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</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	
<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 renewable sources 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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>There are no designated conservation assets affected.</p> <p>The site is within the 100m buffer of two undated ditches and fieldwork in the southern buffer area which are of low feature value. Further investigation may be needed to identify the presence and significance of as yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is characterised as Post Medieval to 21st century piecemeal fields with no former character legible which are not highly sensitive. The site is surrounded by a wider network of weak continuity, where landscape character has been subject to change. No mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>
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 it's immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7	
<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 considered likely against this objective. 	
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	The Cranborne Chase AONB is approximately 800m to the south of the site while Eastleigh Wood Ancient Woodland is approximately 1km to the southeast. Development will need to be sensitive to these designated landscapes.

and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the south of Warminster, between residential properties on Ashley Coombe and Fanshaw Way. The site is located on rising valley slopes to the northwest of the River Wylye, which meanders across flatter land to the southeast of the site. Comprising a single, small pastoral field that is part of a pastoral, meadow landscape around the northwest of the River Wylye, the site forms part of a network of small to medium fields that have open boundaries. Scattered trees and tree boundaries in the wider landscape form a distinctive transition between the local meadow landscape and rising wooded landscape to the south of Warminster. There is a small line of trees and shrubs along the east site boundary. The site has an overall rural character that is influenced in part by the adjoining residential settlement edge, largely comprising fence boundaries with occasional small trees.</p> <p>The site is within an undesignated landscape. It forms part of a simple, local landscape with few distinctive features. The site is part of the relatively small-scale meadows landscape that continues east along the River Wylye. The site itself has limited sense of place and is influenced by the adjoining settlement edge. It is in generally moderate condition, with limited scenic value.</p> <p>Overall, the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to form a conspicuous, hard settlement edge in the rural landscape. • Potential loss of trees that form the east site boundary and contribute to existing settlement buffers within the treed landscape. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Limit the height and density of development to ensure that it is in keeping with the existing settlement edge character. • Retain and augment trees as part of a mature landscape framework that contributes to buffers to development and contributes to a well-integrated, soft settlement edge.
3. Protect and enhance rights of way, public open space and common land?	A public footpath runs along the east site boundary, linking south from Warminster to the surrounding countryside to the south and into Cranborne Chase AONB. There is no public open space or common land within this site. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB sits approximately 800m to the south of the site while Eastleigh Wood Ancient Woodland is approximately 1km to the southeast. • Located to the south of Warminster, the site comprises a single, small pastoral field that forms part of the pastoral, meadow landscape around the northwest of the River Wylye, the site forms part of a network of small to medium fields that have open boundaries. • A public footpath runs along the east site boundary. • The site is part of the relatively small-scale meadows landscape that continues east along the River Wylye. The site itself has limited sense of place and is influenced by the adjoining settlement edge. It is in generally moderate condition, with limited scenic value. • It is considered that the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective. 	
<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 delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
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. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development in this location would not be directing development towards the most deprived areas. The site has the potential to deliver up to 48 homes of different types and tenures. This site could deliver a small amount affordable housing. There benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Warminster town centre is situated approximately 1.1km to the north of the site. The site has some access to the bus network, but where possible connectivity via sustainable modes should be improved. The site has limited potential to support onsite amenity greenspace but benefits from access to adjoining public open space to the north. The site is also in close proximity to amenity space at Warminster Common. A housing development at this site could generate the need for 4-5 early years school places, 9-13 primary school places and 7-9 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places could meet primary needs. Kingdown is likely to be able to support the secondary needs of this site. The Avenue Surgery is situated within the town centre approximately 1.2km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid places additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is small and unlikely to support a mixed-use development including public open space and community uses. The site would be unlikely to support existing facilities either through a good number of new users or contributions. Public right of way WARM58 is situated within the site boundary and opportunities to enhance it should be pursued.

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 be an extension to Warminster, situated between Ashley Coombe and Fanshaw Way. Some benefits may be apparent through new homes and jobs in this location that could be accessible those currently living in rural communities. However, the site is small and would primarily be serving Warminster and therefore any benefits of reducing rural social isolation would be limited.
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 lead to directing new homes to more deprived areas. • Site is likely to provide a small number of affordable homes as part of a housing development. • The site has good accessibility to the town centre. • The site is likely to support greenspace to the north and is located within an accessible distance of existing greenspaces in Warminster. • Early years, primary and secondary schooling provision could be met through existing provision and through the creation of additional provision at existing facilities. • Accessibility to existing health care provision is good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is unlikely to support the onsite provision of community facilities. • The site would make a very limited contribution to reducing rural isolation. • Overall, a minor positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, a mixed-use development is considered unlikely.</p> <p>The town centre lies approx. 1km to the north. Primary schools are accessible within 800m, although secondary schools are further at 2400m, but below the DfE guidance for walking to school distances.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints The site is easily deliverable.</p> <p>Site Specific Mitigation Local bus stop enhancement.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</p>
3. Make efficient use of existing transport infrastructure and	Pedestrian/Cycle: the site is directly connected to Fanshaw Way which provides traditional pedestrian infrastructure of 1.8 to 2m footways served from a quiet road network of residential streets. The site may also access the public rights of way network with WARM 58 crossing the sites and WARM 57 and WARM 52 providing access

<p>promote investment in sustainable transport options, including Active Travel?</p>	<p>via alleyways and across The Were boating lake, thereby presenting an attractive route to the town centre which lies approx. 1km to the north. Primary schools are accessible within 800m, although secondary schools are further at 2400m, but below the DfE guidance for walking to school distances.</p> <p>Bus: The site is approximately 320m from the nearest bus stops on Wylde Road which are served by the 50 Service. The 50 service provides a town circular with an hourly frequency that accommodates commuting to the town centre and other town destinations. Wherever possible, the bus stops should be upgraded to accommodate increased waiting provision.</p> <p>Whilst destinations beyond the town are not accessible without a change in the town centre, the site is considered relatively accessible by bus. Notwithstanding this, like all town circular's the 50 service struggles to remain commercially viable and hence a proportional contribution should be sought to ensure its longevity and reduce its reliance on the public purse.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 1800m walk and is just within the prescribed maximum walking distance.</p> <p>Service Vehicles: The site is linked to residential streets and hence domestic servicing demands are easily met. The site also does not exceed the threshold for the need for a secondary emergency access, even when considering the existing dwellings served from Fanshaw Way.</p> <p>Car: The small scale of the development is unlikely to generate further capacity concerns on the highway network.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size of this site, a mixed-use development is considered unlikely. The town centre lies approx. 1km to the north. Primary schools are accessible within 800m, although secondary schools are further at 2400m. <p>Local Constraints The site is easily deliverable.</p> <p>Site Specific Mitigation Local bus stop enhancement.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a minor adverse effect is considered likely against this objective. 	
<p>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>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Warminster town centre is situated approximately 1.1km to the north of the site. The site has some access to the bus network, but where possible connectivity via sustainable modes should be improved. The site is approximately 1.3km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. While the site is not large, it does have reasonable relationship with the town centre and is likely to be able to support the vitality and viability of the town centre through new users.</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</p>	<p>The site is located approx. 1.5km of employment land at Woodcock Road Industrial Estate and 1.9km away from Warminster and Crusader Business Parks. The site has limited access to the strategic road network. The site would not provide an extension to existing employment land and the location of the site and its size, in combination with poorer connectivity to existing employment and the train station, suggests the site would struggle to attract higher skilled employment. Additionally, the size of the site suggests the range of employment needs that could be met on this site would be limited.</p> <p>Active travel links would need to be improved and improving these may be difficult due to the size of the site.</p>

including active travel?	
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 small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the south of Warminster. It has a reasonably good relationship with residential land to the north and west. An employment development could help to introduce employment land to a predominately residential location. However, benefits are unlikely to be very good as this site is less likely to attract higher skilled employment and the sustainable transport network would need to be improved to support access to the site.

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- There is reasonably good connectivity from the site to the town centre.
- The site is located near to residential land, but away from employment land.
- The site has reasonable access to the train station but lacks good access to the strategic road network or sustainable transport network.
- The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
- New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 4 (part of SHELAA site 3667)

Site name: Land at Warminster Common & south of Wren Close

Site size: 2.54 ha **Site capacity:** approximate range 63 - 89 dwellings

Site description: A greenfield site to the west of Warminster. The A36 runs along the south of the site. Byway WARM89 forms the eastern boundary of the site. Residential development is situated to the north. Fields are situated to the west and east 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	<p>The site comprises permanent grassland, some of which may be grassland of higher ecological value. There is also broadleaved woodland on the southwestern site boundary alongside hedgerow and trees on other site boundaries.</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>
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biodiversity and geodiversity?	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. Woodland and hedgerows require wide buffers to reduce risk of light spill and risks to dormice. Buffers will probably contribute towards biodiversity net gain on site. Good scope for BNG depending on quality of existing grassland.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategies required to address impacts on River Avon Special Area of Conservation (SAC) and Salisbury Plain Special Protection Area (SPA). Development may increase traffic related nitrogen oxides having the potential to affect 2 Sites of Special Scientific Interest (SSSI) lying within 200m of trunk roads. Sustainable drainage (SuDs) to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take. Southwest and southeast boundaries have potential for dormice. Buildings on site have potential for bat roosts. If present, roosting bats may forage across some of the proposed allocation. Badgers recorded near the site. If dormice are found there will be a need to increase width of buffers on southwest and southeast boundaries. Retain bat flight routes if roosts identified in buildings. The site itself consists of potentially ecologically valuable permanent grassland alongside broadleaved woodland on the southwestern site boundary alongside hedgerow and trees on other site boundaries. Priority habitat (hedgerows and woodland) should be retained as part of the design. 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.
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"> • Broadleaved woodland on the southwestern site boundary alongside hedgerow and trees on other site boundaries • Wide buffers for woodland and hedgerows, reducing risk of light spill and risks to (potential) dormice. • Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development 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): Major (significant) adverse effect

Summary of SA Objective 1

- The site comprises permanent grassland, some of which may be grassland of higher ecological value. There is also broadleaved woodland on the southwestern site boundary alongside hedgerow and trees on other site boundaries.
- Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.
- A minimum of 10% net gain for biodiversity (BNG) 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. Woodland and hedgerows require wide buffers to reduce risk of light spill and risks to dormice. Buffers will probably contribute towards BNG on site.
- The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.
- Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA.
- SuDs to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take.

<ul style="list-style-type: none"> • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of hedgerow boundaries and trees alongside wide buffers. 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?	<p>It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence. This is a relatively small site close to existing residential development in the north of the site which may indicate the kind of densities that could be achieved. However, proximity to the A36 in the south of the site may impact on capacity.</p> <p>Warminster contains a wide range of infrastructure, services and facilities. The nearest bus stops are within approx. 350m on Brook St. 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 land in agricultural and/or equestrian use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site would likely lead to a small permanent loss of Grade 3 quality agricultural land. Given the site size, this is not considered significant.</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?	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	<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. This is a relatively small site so it would be unlikely to deliver extensive waste infrastructure.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

integrated recycling infrastructure?	
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 deliver appropriate densities in line with local planning policy and available evidence • This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a small permanent loss of Grade 3 quality agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
<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?	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?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. Minor wastewater infrastructure crosses the site.
Assessment outcome (on balance): Minor adverse effect	
<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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • Minor wastewater infrastructure crosses the site. • 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 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?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): 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. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The River Avon runs less than 0.5 km to the north west of the site.

<p>area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is a medium groundwater risk across the entire site. This means groundwater levels are 0.25-0.5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is no known existing surface water flooding risk on the site. Cumulative impacts have been scored low. 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.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit 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 Warminster, 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 SuDS could be inhibited by high groundwater levels.</p>
<p>Assessment outcome (on balance): Moderate (significant) 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 a medium groundwater risk across the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required • Cumulative impacts have been scored low. • 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. 	

<ul style="list-style-type: none"> Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels across the entire site and the loss of greenfield land and thus natural drainage, a moderate adverse effect is considered likely overall. 	
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 substations closest to Warminster are constrained, therefore could potentially struggle withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</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 renewable sources 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 cope with the increased demand of this site however further evidence is required to confirm this.
- Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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...

<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>There are no designated conservation assets affected.</p> <p>Within 100m buffer of the site there is evidence of a water garden and grotto to the north-west buffer area of low to medium value. The site is also within the 100m buffer of several lower archaeological value features in the north-western buffer area, including quern stone findspot i possibly dating back to Roman times, Neolithic flint axe head findspot and former Water Garden and Grotto now already partially developed. Further investigation may be needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is characterised as 21st century reorganised fields of previous use as allotments and open grassland which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. No mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 7	
<ul style="list-style-type: none"> • There are no designated heritage / conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	
Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 550m to the southwest of the site. Development will need to be sensitive to this designated landscape.
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 southwest of Warminster, adjoining the A36. The site is on gently rising, undulating slopes that rise to the southwest of Warminster towards the edge of Longleat Forest. Comprising pastoral land, a strong, woodland belt is present along the A36 to the south. A robust tree belt forms the southeast site boundary, along a public byway between the site and Warminster Common public open space to the east.</p> <p>This is a rural site with an enclosed character that is separate from the more expansive, wooded landscape to the south. The site is locally influenced by adjoining residential development, which forms a relatively well-integrated settlement edge to the north of the site. The wooded corridor of the A36 forms a distinctive feature that encloses the site and separates it from the more tranquil, open landscape to the south.</p> <p>The site is within an undesignated landscape. The site is part of a simple, settlement edge landscape that is influenced by adjoining residential development. It is in generally moderate condition with distinctive treed edges that contribute to the local sense of place.</p> <p>Overall, it is considered that the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to break treed skylines and form a prominent roofline. • Potential alteration to the rural character of the public rights of way. • Potential loss of trees and woodland boundaries that contribute to the enclosed character and sense of separation of the site from the distinctive rural landscape to the south. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Limit development height on the upper slopes in the south of the site to avoid breaking treed skylines. • Retain the public rights of way and associated vegetation as green corridors along the site boundaries that provide buffers to the new settlement edge. • Retain trees and woodland that encompass the site as part of a mature landscape framework that contributes to an integrated settlement edge and green links through the landscape.
3. Protect and enhance rights of way, public open space and common land?	A public byway runs along the eastern boundary, which connects east with a public footpath around the settlement edge and into Cranborne Chase AONB. A distinctive wooded landscape forms the north of the AONB, a short distance to the south of the site. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape.

	The site is adjacent to Warminster Common; composed of a variety of small pastoral and arable fields which form a buffer between southern Warminster and the A36 and a wider landscape to the south of varied agricultural practises with predominantly woodland boundaries before reaching Longleat Forest and Cranborne Chase & West Wiltshire Downs AONB.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8	
<ul style="list-style-type: none"> • The Cranborne Chase AONB sits approximately 550m to the southwest of the site. • Situated to the southwest of Warminster, the site is comprised of pastoral land that is divided into small paddocks by temporary fencing, a strong, woodland belt is present along the A36 to the south. • A public byway sits along the eastern boundary, which connects east with a public footpath around the settlement edge and into Cranborne Chase AONB. The site is adjacent to Warminster Common. • The site is in generally moderate condition with distinctive treed edges that contribute to the local sense of place. • The site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
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?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development in this location would not be directing development towards the most deprived areas. The site has the potential to deliver up to 89 homes of different types and tenures. This site could deliver some affordable housing. There benefits for the Warminster area through 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>	<p>Warminster town centre is situated approximately 1.4km to the north-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site has limited potential to support onsite amenity greenspace, but benefits from greenspace at nearby Warminster Common, Folly Lane and Alcock Crest.</p> <p>A housing development at this site could generate the need for 8-12 early years school places, 20-28 primary school places and 14-20 secondary places. Financial contributions would be required to expand existing facilities to meet early years and primary schooling needs. Some primary school places may be supplied through existing surplus in schools. Kingdown is likely to be able to support the secondary needs of this site.</p> <p>The Avenue Surgery is situated within the town centre approximately 1.7km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.</p>
<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>The site is small and unlikely to support a mixed-use development including public open space and community uses. The site would be unlikely to support existing facilities either through a good number of new users or contributions.</p> <p>Byway WARM89 is situated along the sites eastern boundary and opportunities to enhance it should be pursued.</p>
<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>	<p>Development would be an extension to Warminster to the south towards the A36. The A road forms a hard boundary that would suggest the site would lack a relationship with surrounding rural areas. As such, the development would make almost no contribution to reducing rural social isolation.</p>

Assessment outcome (on balance): Minor positive effect

- Summary of SA Objective 10**
- Development at this site would not lead to directing new homes to more deprived areas.
 - Site is likely to provide a small number of affordable homes as part of a housing development.
 - The site has reasonable accessibility to the town centre.
 - The site is likely to support greenspace to the north and is located within an accessible distance of existing greenspaces in Warminster.
 - Early years, primary and secondary schooling provision could be met through existing provision and through the creation of additional provision at existing facilities.
 - Accessibility to existing health care provision is reasonable, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients.
 - The site is unlikely to support the onsite provision of community facilities.
 - The site would make a very limited contribution to reducing rural 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...

<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>Given the size and location of this site, a mixed-use development is considered unlikely.</p> <p>The town centre is over 1900m walk from the site, which is just within a commutable distance. In addition to the town centre, shopping facilities are available within a 450m walk from the site.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p>Local Constraints The site does not have an attractive route to the town centre as it reaches the southern end of Weymouth Street. The site is a longer than adequate walk to local bus stops for an hourly service.</p> <p>Site Specific Mitigation Limit the site to 25 houses and deliver as a shared surface street. Local bus stop enhancement.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</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 is served from Swallow Close which is formed of a traditional 1970s estate road of 5.5m width and 1.8m footways. Surrounding streets and roads are of a similar design and function. Whilst this is adequate, it is unlikely to maximise walking attractiveness; this is further affected by relatively high gradients. Walking to the town centre is best achieved along King Street, across the open space on to Alcock Crest and then either onto Sambourne Road or Weymouth Street. Weymouth Street is the more direct by heavier trafficked and both have very limited width footways; the site is not of a scale to address this. The town centre is over 1900m walk from the site, which is just within a commutable distance. In addition to the town centre, shopping facilities are available within a 450m walk from the site.</p> <p>Bus: The site is approximately 420m from the nearest bus stops on King Street which are served by the 50 Service. The 50 service provides a town circular with an hourly frequency that accommodates commuting to the town centre and other town destinations. The walking distance is too long for an hourly service and hence the stops will need upgrading to accommodate seating and real time information.</p> <p>Whilst destinations beyond the town are not accessible without a change in the town centre, the site is considered relatively accessible by bus. Notwithstanding this, like all town circular's the 50 service struggles to remain commercially viable and hence a proportional contribution should be sought to ensure its longevity and reduce its reliance on the public purse.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 2000m walk and is on the cusp of the prescribed maximum walking distance.</p> <p>Service Vehicles: Swallow Close does exhibit some on-street parking, however the residential properties are serviced at present, and this should not present a constraint to servicing the site.</p> <p>Car: It is not envisaged that the site will generate capacity issues and can be easily accommodated on the network. However, whilst capacity isn't an issue, the nature of Swallow Close is such that any extension should be limited in numbers to avoid possible conflicts with existing on-street parking and to reduce the length of the cul de sac to avoid long straights that may attract increased vehicular speed; the development and Swallow Close should seek to limit road speed to no more than 20MPH. To ensure that speed is limited and to provide a balance between amenity of new existing residences, the extension should be formed as a shared surface street, limited to no more than 25 dwellings.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size and location of this site, a mixed-use development is considered unlikely. It is not envisaged that the site will generate capacity issues and can be easily accommodated on the network. <p>Local Constraints The site does not have an attractive route to the town centre as it reaches the southern end of Weymouth Street. The site is a longer than adequate walk to local bus stops for an hourly service.</p> <p>Site Specific Mitigation</p>	

Limit the site to 25 houses and deliver as a shared surface street. Local bus stop enhancement.	
Necessary Strategic Mitigation	
Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.	
<ul style="list-style-type: none"> • Overall, given the issues noted above, a minor adverse effect is considered likely against this objective. 	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision-Aiding Questions. Will the development site...	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>Warminster town centre is situated approximately 1.4km to the north-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site is approximately 1.9km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. The site is also less well connected to the town centre, suggesting that a development would make little contribution to the vitality and viability of the town centre.</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 approx. 2.5km from the employment land at Woodcock Road Industrial Estate and 1.7km away from Warminster and Crusader Business Parks. The site is in a closer proximity of emerging employment land at the urban extension to the north-west. The site has limited access to the strategic road network despite abutting the A36 to the south. The site would not provide an extension to existing employment land and the location of the site and its size, in combination with poorer connectivity to existing employment and the train station. suggests the site would struggle to attract higher skilled employment. Additionally, the size of the site suggests the range of employment needs that could be met on this site would be limited.</p> <p>Active travel links would need to be improved and improving these may be difficult due to the size of 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 small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is situated to the south-west of Warminster. It has a reasonably good relationship with residential land to the north. An employment development could help to introduce employment land to a predominately residential location. However, benefits are unlikely to be very good as this site is less likely to attract higher skilled employment and there is a risk that employment land in this location could compete with emerging employment land at the urban extension.</p>
Assessment outcome (on balance): Minor negative effect	
Summary of SA Objective 12	

- There is limited connectivity from the site to the town centre.
- The site is located near to residential land, but away from employment land.
- The site has poorer access to the train station and lacks good access to the strategic road network or sustainable transport network.
- The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
- New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent.
- Overall, a minor negative effect is likely.

Site Number and SHELAA ref(s): Site 5 (SHELAA site 303)

Site name: Land at Church Street

Site size: 4.25 ha **Site capacity:** approximate range 106 - 149 dwellings

Site description: This is a greenfield site, positioned to the north of Warminster and close to the town centre. Flood Zones 2 and 3 are located within the site. This flood risk is associated with The Were that crosses the site and follows the northern boundary. Bath Road is positioned to the west of the site. Grade II* Listed Church of St Denys is located to the south of the site boundary. The Warminster Conservation Area is also apparent in this location. Public Right of Way WARM16 crosses the site. Portway Field is situated to the north 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 lies within the floodplain of the Were a tributary of the River Avon. On site habitat is likely to be of high value including for bat foraging with bats potentially roosting in buildings adjacent to the site. There are large mature trees along a hedge line crossing through the site. There are species records of water vole along the Were with reptiles also recorded locally. Woodland and hedgerows should be retained.</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. Woodland and hedgerows require wide buffers to reduce risk of light spill and risks to dormice. Maintain 30m buffer to very large mature trees along hedge line across middle of the site. Very limited scope for biodiversity net gain on site.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon Special Areas of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>Arn Hill County Wildlife Site (CWS) is located 0.6km away via public rights of way with increased recreational pressure likely. The whole site lies within area of high risk for phosphorus which affects location and design of sustainable drainage (SuDs). Difficult to see how the site could reduce phosphorus from surface water through settlement lagoons on site. Mitigation strategies also required to address impacts on River Avon SAC and Salisbury Plain Special Protection Area (SPA).</p> <p>There is a high risk that much of the site supports priority habitat including neutral grassland, fen and woodland / scrub / hedgerows. All priority habitat should be excluded from development, it is unlikely the habitat would be suitable for being incorporated into open space.</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>
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?	<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"> • Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development. <p>The development of the site would appear to be capable of delivering multi-functional green infrastructure and improve habitat connectivity, for example through the retention of hedgerows/trees and addition of new greenspace.</p> <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): Major (significant) adverse effect

Summary of SA Objective 1

- There is a high risk that much of the site supports priority habitat including neutral grassland, fen and woodland / scrub / hedgerows. All priority habitats should be excluded from development, it is unlikely the habitat would be suitable for being incorporated into open space.
- The site lies within the floodplain of the Were a tributary of the River Avon. There are species records of water vole along the Were with reptiles also recorded locally.
- 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. Very limited scope for biodiversity net gain on site.
- The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.
- Woodland and hedgerows should be retained and will require wide buffers to reduce risk of light spill and risks to dormice. Maintain 30m buffer to very large mature trees along hedge line across middle of the site.
- Arn Hill County Wildlife Site is located 0.6km away via public rights of way with increased recreational pressure likely.
- The whole site lies within area of high risk for phosphorus which affects location and design of SuDs.
- Mitigation strategies also required to address impacts on River Avon SAC and Salisbury Plain SPA.
- 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?	<p>It is considered that development of this site may not be able to deliver appropriate densities in line with local planning policy and available evidence given the proximity of the Warminster Conservation Area. There is some existing residential development adjacent to the site, however, which may indicate the kind of densities that could be achieved in some parts of the site.</p> <p>Warminster contains a wide range of infrastructure, services and facilities. The nearest bus stops are over 500m away on George St. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL.</p>
3. Encourage remediation of contaminated land? If	<p>This site consists of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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>

so, would this lead to issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grades 2 and 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site would likely lead to a relatively small permanent loss of BMV agricultural land which is not regarded as significant.</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.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
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 may not be able to deliver appropriate densities in line with local planning policy and available evidence given the proximity of the Warminster Conservation Area • This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a relatively small permanent loss of BMV agricultural land which is not regarded as significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking	<p>A large part of the site (approx. 60%) is covered by Source Protection Zone 2, with the remainder being almost all within Source Protection Zone 3. SPZ 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and</p>

water quantity/ quality?	attenuation of slowly degrading pollutants. SPZ 3 is defined as the area around a supply source within which all the groundwater ends up at the abstraction point, which could extend some distance from the source point. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. Significant wastewater infrastructure crosses the site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • Significant wastewater infrastructure crosses the site. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

levels of traffic and poor air dispersal?	
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	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. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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?	Approximately half of the site is in Flood Zone 2 and 3. 42% of the site is unsuitable for "more vulnerable" development such as housing. The risk is associated with The Were which traverses then borders the northern edge of the site. The risk is particularly significant to the west of the watercourse. Developable area is heavily impacted by this watercourse. Wide buffer zones should be left adjacent to the Were with significant biodiversity enhancement and Green Infrastructure. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low pluvial flood risk across 27% of the site. This means that each year there is a 0.1% chance of flooding. The area of risk follows a similar pattern to the fluvial risk and is associated with The Were which runs through and borders the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low flood risk to the site. There is a high groundwater risk across 98% of the site. This means groundwater levels are less than 0.25m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required Cumulative impacts have been scored low. 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.

<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located about 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 Warminster, 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 SuDS could be inhibited by high groundwater levels.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • Approximately half the site is in Flood Zone 2 and 3 which restricts the developable area of the site. • 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, which follows a similar pattern to the fluvial risk. The surface water drainage strategy will have to address the low flood risk to the site. • There is a high groundwater risk across the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required • Cumulative impacts have been scored low. • 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. However, given the significant fluvial and groundwater risk to much of the site, a moderate 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>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.
<p>2. Be capable of connecting to the local</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>

Grid without the need for further investment?	<p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy.</p> <p>According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</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	
<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 renewable sources 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, therefore a neutral effect is considered likely against this objective. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment 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>The site would have an impact on Grade II* Listed parish church of St Denys and an impact on Warminster Conservation Area and preserves strong rural buffer to this important group of buildings and assists in preventing coalescence with industrial estates beyond. The site is within the immediate setting of highly graded church. The location and primacy of churches within the landscape and how they were viewed historically may be of significance. Although not involving direct and clear 'substantial harm' the public benefit of significant development across the whole of this site appears highly unlikely to be such that it can outweigh the harm to the designated assets. The eastern corner adjacent to existing housing development appears slightly less sensitive.</p> <p>On site there are undated settlement earthworks, likely Medieval, which comprise the site of medium to high risk. Within a 100m buffer of the site is the site of former Saxon Chapel in the southern buffer area and town with Saxon origin extending into the southern eastern buffer area, partially extant and redeveloped, both of medium archaeological value. There are possible Medieval settlement earthworks across the site which indicates potential for medieval archaeological remains on the site which is of moderate to high risk. Site of Saxon Chapel and Saxon origins to town in the southern buffer area indicate potential for associated Saxon archaeological remains extending into the site which is low to moderate risk. Further investigation is likely needed during the site allocations process in order to understand the nature and extent of possible Medieval remains. Based on evidence that is currently available and known, the site appears to be 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, possibly across the entirety of the site. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Alternatively, mitigation strategy could include preservation by record where preservation in situ is not required. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high. This risk could reduce following further investigation.</p> <p>The site is comprised of 21st century amalgamated fields with former piecemeal field character remaining clearly legible which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, where they remain legible, such as via field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is adjacent to a conservation area. It is considered that mitigation measures are likely to be difficult but possible with a reduction in capacity to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The potential for significant adverse heritage/conservation effects is high. • The potential for significant adverse archaeological effects is high. • The potential for significant adverse historic landscape effects is very low. • The site is adjacent to a conservation area. • Overall, a moderate adverse effect is considered likely against this objective. 	
<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?	The Cranborne Chase & West Wiltshire Downs AONB sits approximately 2km to the southwest of the site while Norridge Wood Ancient Woodland lies approximately 800m to the west. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the north of Warminster, to the east of the B3414 around the north of St Denys Church. The site is to the northeast edge, on the opposite side of the B3414 to the large area of land that is allocated for mixed use development to the northwest of Warminster (West Warminster Urban Extension).</p> <p>The site is relatively flat, located on a meander of the Were watercourse, which flows through the west of the site and around the north boundary before flowing south through the centre of Warminster. The site has a rural character that is influenced in part by the residential settlement edge and trading estate in the wider landscape. The site comprises three, small pastoral fields that are encompassed by trees including riparian vegetation along the course of the Were around the north of the site. An area of wetland and scrub extends to the northwest of the site, around the trading estate on Furnax Lane. Mature trees bound the churchyard in the centre of the site. Riparian vegetation along the Were also divides the site and contributes to the overall sense of enclosure through the site. The site forms part of the small-scale landscape along the Were that forms a green finger between residential and commercial settlement areas.</p> <p>The site is within an undesignated landscape. The landscape features within the site are in generally moderate condition and contribute to the local sense of place, of the enclosed green space around the churchyard and separating two residential suburbs.</p> <p>Overall, it is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to break treed skylines and form a prominent roofline. • Potential for development to alter the rural character of the Were and remove a locally valuable green-blue link through the local landscape. • Potential for development to impinge on the green finger of rural land that separates the different settlement areas. • Potential for loss trees and riparian vegetation that enclose the site and contribute to valuable green links through the landscape. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Limit development height to avoid breaking treed skylines. • Conserve and enhance the route of the Were and associated vegetation as a green-blue corridor through the development. • Limit the density of development to retain the rural character of the green finger and separation of different settlement areas. • Retain trees and riparian vegetation that encompass the site as part of a mature landscape framework that contributes to an integrated settlement edge and green links through the landscape.
3. Protect and enhance rights of way, public open space and common land?	There is a public footpath through the centre of the site, along the east of the churchyard and linking north of Warminster to the dramatic chalk hills to the northwest of the settlement, where it joins the Wessex Ridgeway long distance route. Opportunities should be sought to retain and enhance the public right of way through the site as part of a well-connected network of rights of way between Warminster and the distinctive surrounding countryside. There is no public open space or common land within this site.

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

Summary of SA Objective 8

- The Cranborne Chase & West Wiltshire Downs AONB sits approximately 2km to the southwest of the site while Norridge Wood Ancient Woodland lies approximately 800m to the west.

<ul style="list-style-type: none"> • Lying to the north of Warminster, the site comprises three, small pastoral fields that are encompassed by trees including riparian vegetation along the course of the Were watercourse around the north of the site. Mature trees bound the churchyard in the centre of the site. Riparian vegetation along the Were also divides the site and contributes to the overall sense of enclosure through the site. • There is a public footpath through the centre of the site. • The landscape features within the site are in generally moderate condition and contribute to the local sense of place, of the enclosed green space around the churchyard and separating two residential suburbs. • It is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this 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 delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
<p>Assessment outcome (on balance): Minor positive effect</p>	
<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. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in two areas of reasonable and more deprivation. Benefits are likely to be apparent as a result of development in this location. The site has the potential to deliver up to 149 homes of different types and tenures. This site could deliver some affordable housing. There benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with	Warminster town centre is situated within 1km of the whole of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. This would most likely be achieved through enhanced active travel links to the town centre. The site has limited potential to support onsite amenity greenspace, although existing onsite trees suggest opportunities onsite may be apparent. Portway Field is situated to the north. A housing development at this site could generate the need for 8-11 early years school places, 19-27 primary school places and 14-19 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places could meet primary needs. Kingdown is likely to be able to support the secondary needs of this site.

the additional demand?	The Avenue Surgery is situated within the town centre and is within 1km of the whole of the site. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid places additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is smaller and less likely to support a mixed-use development including public open space and community uses. The site's location suggests it could provide some support for existing facilities, including those within the town centre and at Warminster Lakeside Pleasure Grounds. Public right of way WARM16 is situated along the sites eastern boundary opportunities to enhance it should be pursued.
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 be filling a gap between the existing residential area of Warminster and Crusader Business Park to the north of the site. As such, development at the site would make a very limited contribution towards reducing rural social isolation.
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 lead to directing new homes to the most deprived areas but could have some small benefits through development in this location. • Site is likely to provide a smaller number of affordable homes as part of a housing development. • The site has very good accessibility to the town centre. • The site is likely to support greenspace to the north and is located within an accessible distance of existing greenspaces in Warminster. It has some potential to incorporate new onsite amenity greenspace as part of development. • Early years, primary and secondary schooling provision could be met through existing provision and through the creation of additional provision at existing facilities. • Accessibility to existing health care provision is very good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is less likely to support the onsite provision of community facilities but has a good locational relationship with existing facilities within the town. • The site would make a very limited contribution to reducing rural 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	Given the size and location of this site, some form of mixed-use development is considered achievable. The town centre is relatively close at less than 1km walk, primary schools are approx. 1200m walk and secondary school 2400m walk. The distance to education facilities is within DfE guidelines, however the quality and safety of the initial section along Bath Road may be questioned.

reliance on the private car?	
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints The site has an unattractive walking route to the town centre and beyond. Bus accessibility does not offset the lack of sufficient walking infrastructure and vice versa. The site may struggle to deliver sufficient access visibility required for safety.</p> <p>Site Specific Mitigation The site may provide bus stop enhancements but can achieve limited additional mitigations to justify its delivery.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</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 beyond the urban envelope, with walking routes accommodated by a narrow single sided path along a very busy road; making it an unattractive route to walk and no safe or segregated opportunity to cycle. The town centre is relatively close at less than 1km walk, primary schools are approx. 1200m walk and secondary school 2400m walk. The distance to education facilities is within DfE guidelines, however the quality and safety of the initial section along Bath Road may be questioned.</p> <p>Bus: The nearest bus stops are less than 200m to the north by Furnax Lane and accommodate the Service 24, which has a 2 hourly frequency to Salisbury, accommodates typical commuting trips. Given the limited attractiveness of walking, which may compensate for limited bus transit opportunities over short distances, bus accessibility in this location is not considered adequate and the scale of development sufficient to fund appropriate uplifts. Notwithstanding this, it is acknowledged that the Warminster Urban Extension will deliver service enhancements in due course, although these are not established and their benefits for the site cannot be confirmed at this stage.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 1400m walk and is well within the prescribed maximum walking distance.</p> <p>Service Vehicles: Bath Road is sufficient to accommodate the needs of the site.</p> <p>Car: The site is located outside of the urban envelope of the town. In this location, the Bath Road carriageway is wide at 7.2m and may attract faster speeds than its posted 30MPH limit. With consideration of the local environment, where cars are exiting the urban area, it is considered to apply DMRB or MfS2 sight stopping distance standards; DMRB would suggest 90m for 30MPH and MfS2 requires 47m. If DMRB is used or the road speed is recorded close to 37MPH and MfS2 is used, then the nearside sight stopping distance is unlikely to be achieved and not easily mitigated. With regards to congestion, the site scale is not excessive, however the implications of the Warminster Urban Extension, which access Bath Road to the north, will have an impact upon deliverability.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size and location of this site, some form of mixed-use development is considered achievable. The town centre is relatively close at less than 1km walk, primary schools are approx. 1200m walk and secondary school 2400m walk. <p>Local Constraints The site has an unattractive walking route to the town centre and beyond. Bus accessibility does not offset the lack of sufficient walking infrastructure and vice versa. The site may struggle to deliver sufficient access visibility required for safety.</p> <p>Site Specific Mitigation The site may provide bus stop enhancements but can achieve limited additional mitigations to justify its delivery.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a minor adverse effect is considered likely against this objective. 	
<p>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>	

<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Warminster town centre is situated within 1km of the whole of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. This would most likely be achieved through enhanced active travel links to the town centre. The site is within 1km of Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. The site is connected to the town centre, suggesting that a development would make a minor contribution to the vitality and viability of the town centre.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site adjoins Warminster and Crusader Business Parks. The site is also in close proximity to emerging employment land at the urban extension. An employment development could provide an extension to Crusader Business Park and would be likely to attract higher skilled employment due to the site's location. However, there is vacant land at Crusader Business Park and employment land here risks competing with the emerging employment land at the urban extension. Alternatively, a residential development could help attract new higher skilled businesses to these nearby sites through an enhanced workforce. The site is unlikely to meet a wide range of employment needs through an employment development due to its size.</p> <p>Active travel links could be improved and this is likely to be achievable due to the site's location in close proximity to the train station and existing employment.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>As small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>The site is situated to the north of Warminster and is within a gap between the town's centre and employment land to the north. The site has a good relationship with both residential and employment land, although existing trees and a watercourse could restrict connectivity through the site. An employment or residential development could have benefits of reducing travel to work distances.</p>

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

- Summary of SA Objective 12**
- There is extremely good connectivity from the site to the town centre.
 - The site is located near to residential and employment land.
 - The site has very good access to the train station but poor access to the bus network.
 - The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
 - New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent.

- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 6 (SHELAA site 3793)

Site name: Land adjacent 89 Bath Road, Warminster

Site size: 0.51 ha **Site capacity:** approximate range 12 - 18 dwellings

Site description: The site is small and adjoins the existing allocation for the Warminster West Urban Extension. It situated in close proximity to Crusader Business Park. The site is subject to a strong boundary of trees and other vegetation on all sides. Bath Road is positioned to the north of the site.

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

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

<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site appears to consist of grassland with hedgerows on all boundaries, substantial in places. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. If grassland is of high quality, likely that BNG will have to be delivered off site which may impact viability. Hedgerows cannot be included as curtilage and must have wide buffers of communal space (at least 10m wide) if they are to be included as being 'retained' in the biodiversity net gain calculation. Hedgerow buffers will significantly reduce site capacity.</p>
<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. The whole site lies within an area of high risk for phosphorus, affecting the location and design of sustainable drainage (SuDs). It's difficult to see how the site could reduce phosphorus from surface water through settlement lagoons on site. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain Special Protection Area (SPA). Norridge Wood County Wildlife Site (CWS) lies nearby to the north of the site, accessible via public footpaths. The quality of the grassland needs to be determined. Surrounding hedgerows require wide buffers to reduce risk of light spill and risks to dormice and bat foraging. Habitat likely to be of high value for bat foraging, bats may roost in buildings adjacent to 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.</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"> • Surrounding hedgerow/tree boundaries and associated buffers. <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): Major (significant) adverse effect

<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The site appears to consist of grassland with hedgerows on all boundaries, substantial in places. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. If grassland is of high quality, likely that biodiversity net gain will have to be delivered off site which may impact viability. • The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. • Hedgerow buffers will significantly reduce site capacity. • Whole site lies within area of high risk for phosphorus, affecting the location and design of SuDs. It's difficult to see how the site could reduce phosphorus from surface water through settlement lagoons on site. • Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA. • Habitat likely to be of high value for bat foraging, bats may roost in buildings adjacent to the site. • Overall, a major adverse effect is considered likely against this objective. 	
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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 may not be able to deliver appropriate densities in line with local planning policy and available evidence. There is some existing residential development adjacent to the site, however, this is low density. And the site is divorced from the main urban area of the town.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This small site consists of greenfield, agricultural land and therefore there are no 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 small site consists of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grade 2 agricultural land. Development of this site would likely lead to a small permanent loss of BMV agricultural land but this would not be considered significant given the size of the site.</p>

Versatile Agricultural land (Grades 1, 2, 3a)?	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. This is a very small site so it would not deliver extensive waste infrastructure. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • It is considered that development of this site may not be able to deliver appropriate densities given its location • 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 BMV agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/ quality?	The site is within Source Protection Zone 2 which is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the Source Protection Zone. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.

2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, It is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. Significant water infrastructure crosses the site. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is situated within Source Protection Zone 2. • The site is not covered by any Drinking Water Safeguard Zones or Drinking Water Protected Areas. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, It is likely that moderate off-site infrastructure reinforcement would be required. • Significant water infrastructure crosses the site. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 4</p> <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. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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. There are no significant watercourses close to the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a high groundwater risk across 100% of the site. This means groundwater levels are less than 0.25m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 2% of the site. Cumulative impacts have been scored low. 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	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

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>appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located about 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 Warminster, 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 SuDS could be inhibited by high groundwater levels.</p>
Assessment outcome (on balance): Moderate (significant) 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 high groundwater risk across the whole site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • Cumulative impacts have been scored low. • It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels across the entire site and the loss of greenfield land and thus natural drainage, a moderate adverse effect is likely. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</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</p>

	<p>include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</p>
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): 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 renewable sources 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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,	There are no designated conservation assets affected.

<p>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 has low value archaeological feature including post Medieval extraction pits. Within a 100m buffer of the site there are undated settlement earthworks, likely Medieval, in the eastern buffer area of medium to high value and a possible archaeological feature in the western buffer area, likely to have been a modern games pitch of low value. Further investigation is likely unnecessary as evaluation has already taken place on the small site, so further high value remains are unlikely to be present. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Mitigation strategy could include preservation by record where relevant, i.e., via watching brief. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is located within the corner of a 21st century sports pitch, which retains some field boundaries associated with piecemeal enclosure fields which is 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, where they remain legible, such as via field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and it's 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 heritage / conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
<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>	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and</p>	<p>Cranborne Chase AONB lies approximately 1.9km to the southwest of the site while Norridge Wood Ancient Woodland sits approximately 700m to the west. Development will need to be sensitive to these designated landscapes.</p>

AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the northwest of Warminster, to the west of the B3414 (Bath Road) between an individual residential property and recreational sports field. The site is on the northeast edge of land that is allocated for mixed use development to the northwest of Warminster – the West Warminster Urban Extension.</p> <p>The site comprises a small field, bound by generally tall hedgerows with trees. A lower hedge forms the east boundary to the site with the adjoining residential property. The site is part of a relatively small-scale enclosed, pastoral landscape that forms the northwest rural transition from the existing settlement edge to larger, arable fields that extend west towards the prominent, open hillside of Cley Hill.</p> <p>The site is enclosed by vegetation that contributes to the sense of separation from existing and proposed residential development. It is opposite a small cluster of residential properties on the opposite side of the B3414. A large trading estate is located northeast, beyond the cluster of properties and is relatively well-integrated and separate from the site.</p> <p>The site is in generally poor to moderate condition and has few distinctive features. The tree boundaries contribute to local green links, east and west along the Were watercourse and to woodland in the wider landscape. The site has limited sense of place, which would be further eroded by future development to the west.</p> <p>Overall, the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to alter the local, rural settlement character on the B3414. • Potential for loss of hedgerow and tree boundaries that contribute to local green links, connecting through the wider landscape. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid high density development and materials that are not in-keeping with the existing residential settlement character along the B3414, particularly considering the relationship to properties opposite the site. • Retain and enhance hedgerows and trees as part of an appropriate landscape strategy for the site, which retains green links through the landscape and future development.
3. Protect and enhance rights of way, public open space and common land?	<p>A public footpath passes along Cold Harbour Lane that runs along the southern boundary of the site. Several public rights of way connect into and from this route, including the Mid Wilts Way long-distance route that links from Cley Hill around the northwest of Warminster and continues northeast to the edge of Salisbury Plain. There is no public open space or common land within this site.</p>
Assessment outcome (on balance): Minor adverse effect	
<ul style="list-style-type: none"> • Cranborne Chase AONB lies approximately 1.9km to the southwest of the site while Norridge Wood Ancient Woodland sits approximately 700m to the west. • The site is on the northeast edge of a large area of land that is allocated for residential-led mixed use development to the northwest of Warminster (West Warminster Urban Extension). • The site comprises a small field, bound by generally tall hedgerows with trees. • The site is in generally poor to moderate condition and has few distinctive features. The site has limited sense of place, which would be further eroded by future development to the west. • The site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	<p>The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.</p>

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
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?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a more deprived area. While this is one of the most deprived areas in Warminster, the site is small and development of this size is unlikely to lead to significant benefits in this location. Some benefits may still be apparent. The site has the potential to deliver up to 18 homes of different types and tenures. This site unlikely to deliver a good level of affordable housing. There benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Warminster town centre is situated less than 1km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site has a very limited potential to support onsite amenity greenspace but benefits from greenspace adjoining the site to the west. A housing development at this site could generate the need for 2 early years school places, 2-6 primary school places and 3-4 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places could meet primary needs. Kingdown is likely to be able to support the secondary needs of this site. The Avenue Surgery is situated within the town centre approximately 1km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is very small and extremely unlikely to support a mixed-use development including public open space and community uses. The site would be very unlikely to support existing facilities either through a good number of new users or contributions. Public right of way WARM8 is situated along the sites southern boundary and opportunities to enhance it should be pursued.

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 be situated adjoining the emerging West Warminster Urban Extension. The site would predominately serve Warminster and lacks a relationship with surrounding rural areas. Benefits of reducing rural social isolation would be extremely limited.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could lead to benefits of directing new homes to more deprived areas. As the site is small, any benefits would be extremely limited. • Site is unlikely to provide a good number of affordable homes as part of a housing development. • The site has very good accessibility to the town centre. • The site is likely to support greenspace to the west. • Early years, primary and secondary schooling provision could be met through existing provision and through the creation of additional provision at existing facilities. • Accessibility to existing health care provision is good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is very unlikely to support the onsite provision of community facilities. • The site would make a very limited contribution to reducing rural isolation. • Overall, a neutral effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	Given the size and location of this site, a mixed-use development is considered unlikely.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site is not considered deliverable, given that it is not of a scale to deliver the necessary access strategy and mitigation.</p> <p><u>Site Specific Mitigation</u> Mitigation is not achievable.</p> <p><u>Necessary Strategic Mitigation</u> Unnecessary due to undeliverability.</p>
3. Make efficient use of existing transport infrastructure and promote investment in	<u>Pedestrian/Cycle:</u> The site is not served by a nearside footway into town and would require a crossing point. Due to traffic flows and likely higher speeds than the posted limit, a controlled crossing may be the most appropriate, however these conflicts with the small scale of development; this would result in limited use of the crossing, resulting in safety implications as drivers ignore it.

<p>sustainable transport options, including Active Travel?</p>	<p>The site is bounded by Cold Harbour Lane public right of way to the south and this may provide access into the Warminster Urban Extension (WUE) and the amenities therein. It is suggested that whilst the WUE may add to the sustainability of the site, the site should not be allocated until there is greater certainty to the build out of the WUE; this may take up to 10 years.</p> <p>Given the lack of viable crossing, limited infrastructure towards the town and reliance upon the WUE being built out, it is not considered appropriate to consider walking distances to destinations as these modal trips are unlikely to be undertaken.</p> <p>Bus: The nearest bus stops are less than 200m to the north by Furnax Lane and accommodate the Service 24, which has a 2 hourly frequency to Salisbury, accommodates typical commuting trips. However, accessing these stops without a crossing and no nearside pedestrian infrastructure is problematic and unlikely. Given the limited attractiveness of walking, which may compensate for limited bus transit opportunities over short distances, bus accessibility in this location is not considered adequate and the scale of development sufficient to fund appropriate uplifts. Notwithstanding this, it is acknowledged that the Warminster Urban Extension will deliver service enhancements in due course, although these are not established and their benefits for the site cannot be confirmed at this stage.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 1400m walk and is well within the prescribed maximum walking distance but requires crossing facilities in the immediate locality which may not be deliverable.</p> <p>Service Vehicles: If access is achievable Bath Road is sufficient to accommodate the needs of the site.</p> <p>Car: The site frontage is approximately 99m in length and hence the maximum sight stopping distance for any access will be less than 50m; it is believed that the highway extents stop at the carriageway edge on the nearside, so visibility beyond the site frontage will be in third party control and cannot be secured. Should the 85thile recorded road speed exceed 30MPH, then a satisfactory vehicle access strategy for the site could not be achieved – at this juncture, it is important to note that a signalised junction, which would accommodate the required pedestrian crossing, would not be appropriate for such a small development, given the very limited use of the development arm when compared to the main thoroughfare.</p>
<p>Assessment outcome (on balance): Major (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size and location of this site, a mixed-use development is considered unlikely. <p>Local Constraints The site is not considered deliverable, given that it is not of a scale to deliver the necessary access strategy and mitigation.</p> <p>Site Specific Mitigation Mitigation is not achievable.</p> <p>Necessary Strategic Mitigation Unnecessary due to undeliverability.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a major adverse effect is considered likely against this objective. 	
<p>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>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Warminster town centre is situated less than 1km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site is approximately 1.2km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. Whilst the site is small it is in a good location to support the town centre. As such, some benefits could be apparent through a development at this site.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made)</p>	<p>The site is located in close proximity to Warminster and Crusader Business Parks, as well as the emerging employment land at the urban extension. The size of the site suggests that it would be less likely to attract higher skilled employment or meet a range of employment needs. However, the site is in a good location and could support existing employment land through an extension to the business park to the north or through a residential development. There is some risk that an employment development in this location would lead to competition with vacant and emerging employment land. The site also benefits from reasonably good access to the A350/A36 via the B3414.</p>

easily accessible by sustainable transport including active travel?	The site is in a good location, with access to the train line, active travel links could be enhanced as a result of development.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	As a small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the north of Warminster and directly adjoins the West Warminster Urban Extension, which, when built out, will extend the town's residential area to the north. As such the site would be situated near to residential and employment land. This suggests that either an employment or residential development at this site could have benefits of reducing travel to work. However, as the site is small, it is likely that any benefits will be limited.

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- There is extremely good connectivity from the site to the town centre.
- The site is located near to employment land and emerging residential land at the urban extension will adjoin the site.
- The site has very good access to the train station and reasonably good access to the strategic road network.
- The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
- New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 7 (SHELAA site 1030)

Site name: 44 & 48 Bath Road

Site size: 0.79 ha **Site capacity:** approximate range 20 - 28 dwellings

Site description: A small site to the north of Warminster, adjoining Crusader Business Park. Some residential development is situated to the south and west. The site is bounded by trees on all sides. Bath Road is situated to the west, separating the site from existing homes.

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 a mix of woodland/scrub alongside orchard towards the east. The grassland on site could be of high ecological value while the site is surrounded by hedgerows and trees, substantial in places. Large mature trees throughout the site and overgrown hedgerows. Their retention key to maintaining the wider habitat network. When planning any development this should exclude or retain orchard, woodland, and hedgerows.</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. Hedgerows require wide buffers to reduce risk of light spill and risks to dormice. The buffers may not contribute towards biodiversity net gain on site if grassland is higher quality.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>Part of the site lies within area of high risk for phosphorus affecting the location and design of SuDs. SuDs to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA.</p> <p>Norridge Wood CWS lies nearby to the north of the site. Large mature trees throughout the site and overgrown hedgerows connect with Norridge Wood CWS/AWS and woodland/scrub around the southern periphery of Crusader Park. Their retention key to maintaining this habitat network.</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>
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?	<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 woodland/scrub alongside orchard towards the east • Surrounding hedgerows and trees <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 mix of woodland/scrub alongside orchard towards the east. The grassland on site could be of high ecological value while the site is surrounded by hedgerows and trees, substantial in places. Hedgerows require wide buffers to reduce risk of light spill and risks to dormice.
- 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 buffers may not contribute towards BNG on site if grassland is higher quality.
- The site lies within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.
- Part of the site lies within area of high risk for phosphorus affecting the location and design of SuDs. SuDs to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take.

<ul style="list-style-type: none"> • Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA. • Scope for integrated GBI include opportunities presented by the retention of hedgerow boundaries, trees. 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?	<p>It is considered that development of this site may not be able to deliver appropriate densities in line with local planning policy and available evidence. There is some existing residential development to the south and west of the site, however, this is low density. The site is divorced from the main urban area of the town and adjacent to an industrial estate which may affect densities.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This small site consists of greenfield, agricultural land and therefore there are no 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 of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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 small site as consisting of Grade 2 agricultural land. Development of this site would likely lead to a small permanent loss of BMV agricultural land but this would not be considered significant given the site size.</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	<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. This is a very small site so it would not deliver extensive waste infrastructure.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

integrated recycling infrastructure?	
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 may not be able to deliver appropriate densities given its location • 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 BMV agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
<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>The site is within Source Protection Zone 2 which is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the Source Protection Zone. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which sustainable drainage systems can be used may be affected.</p>
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. Significant water infrastructure crosses the site. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is situated within Source Protection Zone 2. • The site is not covered by any Drinking Water Safeguard Zones or Drinking Water Protected Areas. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to sewage treatment works (STW) capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate adverse effect is likely. 	

SA objective 4 - Improve air quality and reduce all sources of environmental pollution	
Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site is close to an industrial estate which may be a constraint on the potential for residential development in terms of noise impacts. The proposed design of any future development would need to follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are addressed. A noise assessment would be required to confirm noise impacts and suitable mitigation which may require providing adequate physical separation of residential and road noise sources and/or appropriate acoustic treatments.</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?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): 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 site is close to an industrial estate giving rise to potential noise impacts which may require mitigation through appropriate design and layout response, should a residential development be taken forward. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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</p>

	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. There are no significant watercourses close to the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium groundwater risk across 12% of the site. This means groundwater levels are between 0.25 and 0.5m below the surface. There is a low groundwater risk across 88% of the site. This means groundwater levels are between 0.5 and 5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is no known existing surface water flooding risk on the site. Cumulative impacts have been scored low. 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 more than 1km from the town centre, which could inhibit 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 Warminster, 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 SuDS could be inhibited by high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 <ul style="list-style-type: none"> • All of 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 and medium groundwater risk across the whole site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required • Cumulative impacts have been scored low. 	

<ul style="list-style-type: none"> • It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels and the loss of greenfield land which thus natural drainage, a minor adverse effect is likely. 	
<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>As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</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 substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy.</p> <p>According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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.
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 renewable sources from developers for example, solar panels. • 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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	<p>There are no designated conservation assets affected.</p> <p>There is a partially extant 19th century farmstead in the southern site area (Brickhill Farm). Within a 100m buffer of the site there are archaeological features of low value including former undated enclosure ditch, possibly Iron Age in date, in the eastern buffer area where not significant remains or dating material was found and an Iron Age pit, Neolithic flint tool waste material, Medieval pottery and Roman pottery were excavated during watching brief on pipeline in the north-eastern buffer area. Further investigation is likely to be needed to identify the presence and significance of remains potentially associated with those identified during watching brief to the east of the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site is within an 21st century industrial estate (Crusader Park) which is not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. No mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>

assets and their settings?	
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 <ul style="list-style-type: none"> • There are no designated heritage / conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
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	The Cranborne Chase AONB sits approximately 1.9km to the southwest of the site while Norridge Wood Ancient Woodland approximately 350m to the west. Development will need to be sensitive to these designated landscapes.

landscapes e.g. National Parks and AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the northwest of Warminster, to the east of the B3414 and northwest of the trading estate on Roman Way. Land to the southwest is allocated for mixed use development to the northwest of Warminster – the West Warminster Urban Extension.</p> <p>The site is on gently sloping landform that rises from the south to Brick Hill on the north edge of the site. The site comprises a small field and orchard to the north of a small farmstead. It is bound by substantial tree boundaries along the B3414 to the west, screening the trading estate to the east, forming the property boundary to the south and field boundary to the north.</p> <p>The site has a predominantly rural character, forming part of the enclosed land pertaining to the farmstead to the south. It forms the transition from the suburbs of north Warminster, via scattered clusters of properties along the B3414 to the open countryside. It is an enclosed site with robust tree boundaries that contribute to its separation from adjoining settlement. The landscape features of the site are in generally moderate condition. It is a relatively indistinctive site, with robust boundaries that contribute to the local treed character and green links with woodland in the local landscape. The site has limited sense of place or scenic quality, which would be altered by future suburban development to the southwest.</p> <p>Overall, it is considered that the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to alter the local, rural settlement character on the B3414. • Potential for development to break treed skylines, particularly considering expansive views from Arn Hill Down. • Potential for loss of hedgerow and tree boundaries that contribute to local green links, connecting through the wider landscape. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid high density development and materials that are not in-keeping with the existing residential settlement character along the B3414, particularly considering the relationship to properties opposite the site. • Limit development heights to avoid breaking treed skylines. • Retain and enhance hedgerows and trees as part of an appropriate landscape strategy for the site, which retains green links through the landscape and future development.
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way within the site. The Mid Wilts Way connects onto the B3414 just to the north of the site, continuing north/northeast to the edge of Salisbury Plain. There are a number of public rights of way across and around Arn Hill Down to the east of the site, from which there are wide-ranging views across the landscape north of Warminster. There is no public open space or common land within this site.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB sits approximately 1.9km to the southwest of the site while Norridge Wood Ancient Woodland approximately 350m to the west. • The site is on gently sloping landform that rises from the south and comprises a small field and orchard to the north of a small farmstead. It is bound by substantial tree boundaries along the B3414 to the west, screening the trading estate to the east, forming the property boundary to the south and field boundary to the north. It forms the transition from the suburbs of north Warminster, via scattered clusters of properties along the B3414 to the open countryside. • The landscape features of the site are in generally moderate condition. It is a relatively indistinctive site, with robust boundaries that contribute to the local treed character and green links with woodland in the local landscape. • It is considered that the site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9	
<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?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a more deprived area. While this is one of the most deprived areas in Warminster, the site is small and development of this size is unlikely to lead to significant benefits in this location. Some benefits may still be apparent. The site has the potential to deliver up to 28 homes of different types and tenures. The site unlikely to deliver a good level of affordable housing. There are benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Warminster town centre is situated approximately 1.3km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site has a limited potential to support onsite amenity greenspace, however land to the east within the site boundary is subject to greenery which presents an onsite opportunity. The site is also situated near to playing fields at Bath Road. A housing development at this site could generate the need for 5-7 early years school places, 12-17 primary school places and 9-12 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places or emerging facilities at the urban extension could meet primary needs. Financial contributions may be required for primary school expansion. Kingdown is likely to be able to support the secondary needs of this site. The Avenue Surgery is situated within the town centre approximately 1.5km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural,	The site is smaller and less likely to support a mixed-use development, including public open space and community uses. The site would be very unlikely to support existing facilities either through a good number of new users or contributions. Opportunities to improve public right of way WARM13 should be pursued where possible.

recreational and community functions?	
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development would extend Warminster to the north and extend the West Warminster Urban Extension. The west and north of the site is constrained by the A36. This means that the site lacks a relationship with surrounding rural areas and would be serving Warminster predominately. As such, any benefits of reducing rural social isolations would be very limited.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 10 <ul style="list-style-type: none"> • Development at this site could lead to benefits of directing new homes to more deprived areas. As the site is smaller, any benefits would be limited. • Site is unlikely to provide a good number of affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site is likely to support onsite amenity greenspace through the retention of existing greenery to the east of the site. • Early years, primary and secondary schooling provision could be met through existing provision and through the creation of additional provision at existing facilities. • Accessibility to existing health care provision is reasonable, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is unlikely to support the onsite provision of community facilities. • The site would make a very limited contribution to reducing rural isolation. • Overall, a neutral effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	Given the size and location of this site, a mixed-use development is considered unlikely.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints The site is not considered accessible to the town centre by any means other than the car. The site may benefit from the wider Urban Extension coming forward, however that would need to be established before this site should be considered.</p> <p>Site Specific Mitigation The site is not of a scale that can mitigate its constraints in a cost-effective manner.</p> <p>Necessary Strategic Mitigation Unnecessary due to undeliverability.</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 is served by a nearside narrow footway. However, given high traffic flows and speeds and limited site frontage (the adjacent industrial park is screened from the road), the route would be unattractive to pedestrians and inadvisable for any but the most experienced of cyclists.</p> <p>Bus: The nearest bus stops are approx. 400m to the south by Furnax Lane and accommodate the Service 24, which has a 2 hourly frequency to Salisbury and accommodates typical commuting trips. The stops are accessed by a very narrow path along a busy road and are hence unlikely to be used. Given the limited attractiveness of walking, which may compensate for limited bus transit opportunities over short distances, bus accessibility in this location is not considered adequate and the scale of development sufficient to fund appropriate uplifts. Notwithstanding this, it is acknowledged that the Warminster Urban Extension will deliver service enhancements in due course, although these are not established and their benefits for the site cannot be confirmed at this stage.</p> <p>Rail: Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 2000m walk and is on the cusp of the prescribed maximum walking distance, but with limited and unattractive intervening infrastructure, walking to the station is unlikely; to access the station utilising the car is most likely, but with close proximity to the A36 the onward trip by rail is less attractive. The site is not considered served by rail.</p> <p>Service Vehicles: If access is achievable Bath Road is sufficient to accommodate the needs of the site.</p> <p>Car: The site is within close proximity to proposed roundabout provision to serve Warminster Urban Extension and the additional access may present a safety concern due to multiplicity of junctions. This will need to be determined and it may be possible to overcome but may be cost limiting for such a small site.</p>
<p>Assessment outcome (on balance): Major (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size and location of this site, a mixed-use development is considered unlikely. <p>Local Constraints</p> <p>The site is not considered accessible to the town centre by any means other than the car. The site may benefit from the wider Urban Extension coming forward, however that would need to be established before this site should be considered.</p> <p>Site Specific Mitigation</p> <p>The site is not of a scale that can mitigate its constraints in a cost-effective manner.</p> <p>Necessary Strategic Mitigation</p> <p>Unnecessary due to undeliverability.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a major adverse effect is considered 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>Warminster town centre is situated approximately 1.3km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site is approximately 1.6km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. Whilst the site is small it is in a good location to support the town centre. As such, some benefits could be apparent through a development at this site.</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</p>	<p>The site is located in close proximity to Warminster and Crusader Business Parks, as well as the emerging employment land at the urban extension. The size of the site suggests that it would be less likely to attract higher skilled employment or meet a range of employment needs. However, the site is in a reasonably good location, with good access to the A36 and A350, as well as the train station. As such, the site could support existing employment land through an extension to the business park or through a residential development. There is some risk that an employment development in this location would lead to competition with vacant and emerging employment land. While a residential development would be likely to lead to only a small enhancement in the local workforce.</p> <p>The site is in a good location, with some access to the train line, active travel links could be enhanced as a result of development.</p>

including active travel?	
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 small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is situated to the north of Warminster and directly adjoins Warminster Business Park. This is subject to vacant employment land, but there would be good benefits of extending the business park through a development at this site. Despite this, the site is less well related to existing residential land, albeit the urban extension will extend the residential area of Warminster northerly towards this site. Therefore, there could be some benefits of a residential development in this location as it would place homes in a close proximity to jobs. Any benefits are likely to be limited as this site would only support a small development.</p>

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

Summary of SA Objective 12

- There is very good connectivity from the site to the town centre.
- The site is located adjacent to employment land and near to emerging residential land at the urban extension.
- The site has good access to the train station and very good access to the strategic road network.
- The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
- New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent, but the site is in a very good location to form an extension to the existing business park.
- Overall, a moderate positive effect is likely.

Site Number and SHELAA ref(s): Site 8 (SHELAA sites OM005 and 2091)

Site name: Land at Brick Hill & between Bath Road and A36

Site size: 8.66 ha **Site capacity:** approximate range 216 - 303 dwellings

Site description: The site adjoins the existing allocation for the Warminster West Urban Extension. It is situated to the north of Warminster and in close proximity to Crusader Business Park. the site is bounded by existing properties, the A36 and Bath Road. Public right of way WARM13 crosses 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>Site is a patchwork of small fields, with overgrown hedgerows, scattered trees, a small copse and grassland. Value of grassland yet to be determined. 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. May be limited scope for biodiversity net gain on site depending on results of grassland survey. Developable area is likely to be very limited due to the constraints of retaining hedgerows with wide buffers required. Provision of biodiversity net gain off site may affect viability depending on quality of grassland.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>A small part of the site at the southern end lies within area of high risk for phosphorus. Sustainable drainage systems (SuDs) to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take.</p> <p>Site connects well with Norridge Wood County Wildlife site /Ancient Woodland and across the road to the woodland/scrub around the southern periphery of Crusader Park. Retention of hedgerows and trees is key to maintaining this habitat network. Retain all priority grassland / woodland hedgerow habitat as part of design. Buildings within and off site in the south hold potential for bats.</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>
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?	<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"> • Hedgerows, scattered trees and a small copse alongside wide buffers as part of any development design <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

- Site is a patchwork of small fields, with overgrown hedgerows, scattered trees, a small copse, and grassland. Value of grassland yet to be determined.
- 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. May be limited scope for biodiversity net gain on site depending on results of grassland survey. Developable area is likely to be very limited due to the constraints of retaining hedgerows with wide buffers required.
- The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.
- A small part of the site at the southern end lies within area of high risk for phosphorus. Sustainable drainage systems (SuDs) to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take.

<ul style="list-style-type: none"> • Site connects well with Norridge Wood CWS/AWS and across the road to woodland/scrub around the southern periphery of Crusader Park. Retention of hedgerows and trees is key to maintaining this habitat network. • Retain all priority grassland / woodland hedgerow habitat as part of design. • Scope for integrated GBI include opportunities presented by the retention of hedgerow boundaries and trees. 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?	<p>It is considered that development of this site may not deliver appropriate densities in line with local planning policy and available evidence. The site is not adjacent to any existing residential areas and is divorced from the main urban area of the town. And the close proximity of the A36 may also adversely impact on the capacity of the site.</p> <p>Warminster contains a wide range of infrastructure, services and facilities. There are no bus stops serving this part of Warminster. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site consists mostly of greenfield, agricultural land, apart from a small number of buildings within the site and therefore there are 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 predominantly of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, 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 predominantly of Grade 2 agricultural land. Development of this site would therefore likely lead to a permanent loss of BMV agricultural land, although this site is relatively small so the loss is not expected to be significant. 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	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

development through integrated recycling infrastructure?	
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 may not deliver appropriate densities - the site is not adjacent to any existing residential areas and is divorced from the main urban area of the town. And the close proximity of the A36 may also adversely impact on the capacity of the site • This site consists mostly of greenfield, agricultural land, apart from a small number of buildings within the site. There are few opportunities to maximise the reuse of PDL • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a permanent loss of BMV agricultural land, although this site is relatively small so the loss is not expected to be significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
<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?	The site is within Source Protection Zone 2 which is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the Source Protection Zone. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is located in a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is situated within Source Protection Zone 2. • The site is not covered by any Drinking Water Safeguard Zones or Drinking Water Protected Areas. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. 	

<ul style="list-style-type: none"> • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site is bounded by the A36 and B3414 roads which may be a constraint on the potential for residential development in terms of noise impacts. The proposed design of any future development would need to follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are addressed. A noise assessment would be required to confirm noise impacts and suitable mitigation which may require providing adequate physical separation of residential and road noise sources and/or appropriate acoustic treatments.</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?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): 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 site adjoins the A36 and B3414 giving rise to potential noise impacts which may require mitigation through appropriate design and layout response, should a residential development be taken forward. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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,	As this is a fairly small 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.

including low carbon community infrastructure such as district heating?	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. There are no significant watercourses close to the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is minimal flood risk across the site. Cumulative impacts have been scored low. 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 more than 1 km from the town centre, which could inhibit 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 Warminster, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 <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. 	

<ul style="list-style-type: none"> • Cumulative impacts have been scored low. • It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the 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. 	
<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>	
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 substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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.
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 renewable sources 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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...	
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	<p>There are no designated conservation assets affected.</p> <p>The site includes various archaeological features of low value, including undated field system extending across the northern site area and through the buffer and a demolished 19th century farm building in mid-western site area. The site is also within the 100m buffer of several more low-value features, including a partially extant 19th century farmstead in the south eastern buffer area (Brickhill Farm) and undated field system in the northern site area. Further investigation is likely needed to identify the presence and significance of as yet unknown archaeological remains across the site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>Ancient Woodland, Norridge Wood, lies to the west of the site, across the A36, as well as to the southwest of the site, on the same side of the road which is highly sensitive. The site on the eastern portion of the site is characterised as 21st century reorganised fields with no former character legible, small portion of the north of the site is characterised as 21st century hotel and the western portion of the site is characterised as 21st century Assarts and was formerly part of the Ancient Woodland of Norridge Wood. This former character remains legible via wooded field boundaries, all not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy should include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is moderate.</p>

assets and their settings?	
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 <ul style="list-style-type: none"> • There are no designated heritage / conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is moderate. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 1.6km to the southwest of the site with Norridge Wood Ancient Woodland approximately 50m to the west. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the northwest of Warminster, between the A36 and B3414, to the east of Norridge Wood. It is to the north of a large area of land that is allocated for mixed use development to the northwest of Warminster (the West Warminster Urban Extension).</p> <p>The site is on gently sloping landform that rises from the south to the rounded top of Brick Hill that forms the centre of the site, before sloping down to the north. Brick Hill forms the watershed between the Were watercourse (south) and a tributary watercourse (north). Arn Hill Down is a steep-sided, dramatic, wooded hill to the east of the site.</p> <p>The site comprises several small fields around two, substantial private residential properties and their outbuildings. It is generally an enclosed, small-scale local landscape that is largely encompassed by substantial roadside tree boundaries. Norridge Wood is a large area of ancient woodland that extends west of the site, on the opposite side of the A36. The boundaries and tree groups within the site are well-linked with the woodland and contribute to the local treed landscape character. Future development of the allocated land to the south of the site will introduce a new settlement edge adjoining the south of the site and result in a change of local landscape character from rural to suburban settlement.</p>

	<p>The site is within an undesignated landscape. There are distinctive hills in relative proximity to the site, including Arn Hill Down to the east and Cley Hill to the southeast, from which there are wide-ranging views across the landscape north of Warminster in which the site is located. The site is part of a well-treed local landscape and vegetation within the site contributes to local green links. It is within a locally identifiable landscape that contains some distinctive characteristics. The landscape features are in generally moderate condition and contribute to some local sense of place that is separated from existing suburban features and also the more open landscape that extends north.</p> <p>Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to alter the local, rural settlement character along the B3414 on the northern approach to Warminster. • Potential for development to break treed skylines. • Potential for development to contribute to conspicuous urban sprawl to the north of Warminster, particularly considering expansive views from Arn Hill Down. • Potential for loss of hedgerow and tree boundaries that contribute to local green links, connecting through the wider landscape and particularly with woodland to the east. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid high density development and materials that are not in-keeping with the existing residential settlement character along the B3414. • Limit the scale, height and density of development within the site to limit visibility in key views and incorporate the development within the existing landscape pattern. • Limit development heights to avoid breaking treed skylines. • Retain and enhance hedgerows and trees as part of an appropriate landscape strategy for the site, which retains green links through the landscape and future development.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>The Mid Wilts Way long-distance route passes through the site, linking between Warminster (south) and the edge of Salisbury Plain (northeast), where it connects into various rights of way. There are a number of public rights of way across and around Arn Hill Down to the east of the site, from which there are wide-ranging views across the landscape north of Warminster. Opportunities should be sought to retain and enhance the Mid Wilts Way long-distance route through the site as part of a well-connected network of rights of way between Warminster and the distinctive surrounding countryside. There is no public open space or common land within this site.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB sits approximately 1.6km to the southwest of the site with Norridge Wood Ancient Woodland approximately 50m to the west. • Lying to the northwest of Warminster, the site comprises a number of small fields around two, substantial private residential properties and their outbuildings. It is generally an enclosed, small-scale local landscape that is largely encompassed by substantial roadside tree boundaries. • The Mid Wilts Way long-distance route passes through the site, linking between Warminster (south) and the edge of Salisbury Plain (northeast), where it connects into various rights of way. • The landscape features are in generally moderate condition and contribute to some local sense of place that is separated from existing suburban features and also the more open landscape that extends north. • The site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this 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 Decision-Aiding Questions. Will the development site...</p>	
<p>1. Provide an appropriate supply of affordable housing?</p>	<p>The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.</p>

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 identify this site as being situated in a less deprived area. The site adjoins an area of more deprivation and there could be some benefits of directing development towards this area, However, as the site itself is not within a more deprived area, benefits of maximising opportunities for development in the most deprived areas would be limited.</p> <p>The site has the potential to deliver up to 303 homes of different types and tenures. This site may be likely to deliver a good level of affordable housing. There are benefits for the Warminster area through 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>Warminster town centre is situated approximately 1.3km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site has a limited potential to support onsite amenity greenspace, however land within the site boundary is subject to greenery which presents an onsite opportunity. The site is also situated near to playing fields at Bath Road.</p> <p>A housing development at this site could generate the need for 27-38 early years school places, 65-91 primary school places and 46-65 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places or emerging facilities at the urban extension could meet primary needs. Financial contributions may be required for primary school expansion. Kingdown School is due to undergo expansion. This will create capacity for 200 new homes. This site alone would not be able to support a new secondary school and the number of new homes should be capped at 200 as a result.</p> <p>The Avenue Surgery is situated within the town centre approximately 1.6km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid places additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The site is very small and extremely unlikely to support a mixed-use development including public open space and community uses. The site would be very unlikely to support existing facilities either through a good number of new users or contributions.

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 be situated adjoining Crusader Business Park and would grow Warminster to the north. The site would predominately serve Warminster and lacks a relationship with surrounding rural areas due to the situation of the A36 and A350 to the north of the site's northern boundary. Benefits of reducing rural social isolation would be extremely limited.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could lead to benefits of directing new homes to more deprived areas. As the site is small, any benefits would be extremely limited. • Site is likely to provide a good number of affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site is likely to support onsite amenity greenspace through the retention of existing greenery to the east of the site. • Early years and primary provision could be met through existing provision and through the creation of additional provision at existing facilities. However, secondary school provision is constrained, and growth should be capped at 200 new homes as a result. • Accessibility to existing health care provision is of a reasonable level, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is very unlikely to support the onsite provision of community facilities. • The site would make a very limited contribution to reducing rural isolation. • Overall, a neutral effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, some form of mixed-use development is considered achievable.</p> <p>This site only works in the context of an extension to the adjacent site, whose proposed facilities and transport interventions would need to be confirmed sufficient to accommodate the proposed uplift in impact and demand.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site is reliant in all respects on the delivery and occupation of the adjacent development. The deliverability of the site therefore needs to be assessed as a function of the amenity provided by the adjacent development which has not been constructed or is 100% confirmed.</p> <p><u>Site Specific Mitigation</u> If considered deliverable as an extension to the adjacent development, then it will be required to proportionally contribute to bus service uplift. All highway capacity works associated with the adjacent development will need to be tested for increased demand and addressed accordingly. The site will need to provide an appropriate barrier between itself and the A36.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards Warminster Transport Strategy.</p>

<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: This site is solely reliant upon the delivery and accommodation of the adjacent Urban Extension and has very little accessibility or connection to the town beyond the Urban Extension. In this regard, the site will benefit from walking and cycling within the adjacent development, to the facilities therein (possible employment and primary school etc.) but benefits from little or no wider connect ability.</p> <p>Bus: The site will be solely reliant upon infrastructure and service uplift delivered as part of the adjacent development. The development cannot be considered on its own merits.</p> <p>Rail: The site is not appropriately connected, due to poor active travel infrastructure along Bath Road, and is considerably beyond a walkable distance. The site is not considered connected by rail.</p> <p>Service Vehicles: Given the proximity to the A36/A350 junction a new access onto Bath Road is inadvisable and the site will be reliant upon the adjacent Urban Extension.</p> <p>Car: Given the proximity to the A36/A350 junction a new access onto Bath Road is inadvisable and the site will be reliant upon the adjacent Urban Extension. The additional impact of traffic generation from the site will need to be tested on routes into the town centre and onto the A36.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size of this site, some form of mixed-use development is considered achievable. This site only works in the context of an extension to the adjacent site, whose proposed facilities and transport interventions would need to be confirmed sufficient to accommodate the proposed uplift in impact and demand. <p>Local Constraints The site is reliant in all respects on the delivery and occupation of the adjacent development. The deliverability of the site therefore needs to be assessed as a function of the amenity provided by the adjacent development which has not been constructed or is 100% confirmed.</p> <p>Site Specific Mitigation If considered deliverable as an extension to the adjacent development, then it will be required to proportionally contribute to bus service uplift. All highway capacity works associated with the adjacent development will need to be tested for increased demand and addressed accordingly. The site will need to provide an appropriate barrier between itself and the A36.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a moderate adverse effect is considered likely against this objective. 	
<p>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>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Warminster town centre is situated approximately 1.3km to the south-east of the site. The site has limited access to the bus network and where possible connectivity to local services via sustainable modes should be improved. The site is approximately 1.7km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. Whilst the site is smaller, it is in a good location to support the town centre. As such, some benefits could be apparent through a development at this site.</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</p>	<p>The site is located in close proximity to Warminster and Crusader Business Parks, as well as the emerging employment land at the urban extension. However, the site benefits from very good access to the A36 and A350, as well as reasonably good access to the train station. As such, the site could support existing employment land through additional employment land, however, there is some risk that an employment development in this location would lead to competition with vacant and emerging employment land. The site is subject to good transport connections, which could mean that it is attractive to higher skilled employment, however as the site is smaller it is unlikely to be able to meet a wide range of employment needs.</p> <p>The site is in a good location, with some access to the train line, active travel links could be enhanced as a result of development.</p>

including active travel?	
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 small site, it is unlikely that a development could deliver employment alongside housing and associated infrastructure.</p> <p>There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	<p>The site is situated to the north of Warminster and directly adjoins the West Warminster Urban Extension, which, when built out, will extend Warminster to the site. The site would then be located near to both employment land and housing, which means that there could be benefits arising through an employment or residential development. However, while benefits could be apparent, there is a risk that new employment land in this location could compete with vacant and emerging employment land in this area of the town. This competition should be avoided. Additionally, any benefits that could be apparent are likely to be limited as the site would only support a small development.</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 adjacent to the urban extension and near to existing employment land.
- The site has good access to the train station and extremely good access to the strategic road network.
- The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development.
- New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 9 (SHELAA site 3676)

Site name: Land at New Farm, Warminster

Site size: 33.42 ha **Site capacity:** approximate range 835 - 1170 dwellings

Site description: A large site to the north of Warminster. Westbury Road runs through the three parcels that make up the site. The site is subject to some flood constraints to the east. Public right of way WARM18 also runs through 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	<p>About a third of the site comprises grassland with roughly two thirds of the site comprising arable land. A ditch runs alongside western fields, connecting to ditches and water body in Crusader Park. Records of water vole, otter and kingfisher indicate this ditch may provide habitat for these protected species.</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>
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biodiversity and geodiversity?	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. Scope for mitigation includes a buffer required to ditch on western side with suitable alternative natural greenspace (SANG) and buffers likely to contribute towards biodiversity net gain on site if baseline habitats are of low quality. Require development to keep biodiversity net gain on site to offset significant recreational impacts on Arn Hill.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>Majority of site lies within area of high risk for phosphorus affecting the location and design of sustainable drainage systems (SuDs). Difficult to see how the site could reduce phosphorus from surface water through settlement lagoons on site. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain Special Protection Area (SPA).</p> <p>The site lies immediately adjacent to Arn Hill County Wildlife Site (CWS) with increased recreational pressure likely. This woodland along the eastern side of the proposed site is assessable by footpaths from site into woodland. There is potential for dormice in Arn Hil. Other species records include records of water vole, otter and kingfisher alongside fieldfare, barn owl and badger reflecting the rural nature of the landscape.</p> <p>The main priority habitat on site is likely to be hedgerows.</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. Very significant buffer required for Arn Hill CWS at least 50m wide plus additional land for suitable alternative natural greenspace (SANG). Site to be designed to provide high quality SANG to reduce recreational pressure in Arn Hill.</p>
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?	<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"> • Hedgerow boundaries and trees • Ditch running alongside western fields • SANG and significant buffers • Incorporation of public right of way into scheme design to create biodiverse, accessible and connected greenspaces through the development <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	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • About a third of the site comprises grassland with roughly two thirds of the site comprising arable land. A ditch runs alongside western fields, connecting to ditches and water body in Crusader Park. Records of water vole, otter and kingfisher indicate this ditch may provide habitat for these protected species. • 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. • Scope for mitigation includes a buffer required to ditch on western side with suitable alternative greenspace (SANG) and buffers likely to contribute towards BNG on site if baseline habitats are of low quality. Require development to keep biodiversity net gain on site to offset significant recreational impacts on Arn Hill. 	

<ul style="list-style-type: none"> • The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. • Majority of site lies within area of high risk for phosphorus affecting the location and design of sustainable drainage systems (SuDs). Difficult to see how the site could reduce phosphorus from surface water through settlement lagoons on site. Mitigation strategies required to address impacts on River Avon SAC and Salisbury Plain SPA. • The site lies immediately adjacent to Arn Hill County Wildlife Site with increased recreational pressure likely. Very significant buffer required for Arn Hill of at least 50m wide plus additional land for suitable alternative natural greenspace (SANG). Site to be designed to provide high quality SANG to reduce recreational pressure on Arn Hill. • Overall, a major adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site may not be able to deliver appropriate densities in line with local planning policy and available evidence. It is a very large site that extends out into open countryside and existing residential development to the south of the site is of a fairly low density. However, Westbury Rd is served by public transport further south with the nearest bus stop to this site being Arn Hill Downs and these services could possibly be extended to serve a development here. Warminster contains a wide range of infrastructure, services and facilities. 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 mostly of greenfield, agricultural land, apart from possibly some buildings at New Farm, and therefore there are few opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site consists predominantly of greenfield land in agricultural use and appears not to have been developed before. Given the undeveloped nature of most of the site, land contamination is considered unlikely to be a significant issue. However, New Farm is included within the site and further investigation of any contamination will be needed. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of roughly equal amounts of Grades 2 and 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this large site would likely lead to a significant permanent loss of BMV agricultural land. 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	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.

to help reduce the amount of waste generated by development through integrated recycling infrastructure?	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 that development of this site may not be able to deliver appropriate densities - it is a very large site that extends out into open countryside and existing residential development to the south of the site is of a fairly low density • There are no or few opportunities to reuse Previously Developed Land • Land contamination is considered unlikely to be a significant issue. New Farm is included within the site and further investigation of any contamination will be needed. A more detailed assessment of the site would be required prior to any development coming forward • Development of this large site would likely lead to a significant permanent loss of BMV agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a moderate adverse effect is considered most likely against this objective 	
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?	The site is partly located within Source Protection Zone 1 (approx. 20%) with the remainder being within Source Protection Zone 2. The location within SPZ 1 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. SPZ 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. The site is not within a Drinking Water Protected Area or Drinking Water Safeguard Zone. As this site is located in a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. Significant water infrastructure crosses the site. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.
Assessment outcome (on balance): Moderate (significant) 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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. • Significant water infrastructure crosses the site. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site is bounded by the A350 and Westbury Road which may be a constraint on the potential for residential development in terms of noise impacts. The proposed design of any future development would need to follow the principals of ProPG - Professional Practice Guidance on Planning & Noise Guidance for new residential development and ensure noise impacts are addressed. A noise assessment would be required to confirm noise impacts and suitable mitigation which may require providing adequate physical separation of residential and road noise sources and/or appropriate acoustic treatments.</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?	Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): 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 site adjoins the A350 and Westbury Road giving rise to potential noise impacts which may require mitigation through appropriate design and layout response, should a residential development be taken forward. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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 large site in Warminster, 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?	<p>Approximately 10% of the site is in Flood Zone 2 and 3. This means part of the site is unsuitable for "more vulnerable" development such as housing. The risk is associated a watercourse which runs down the western edge of the site. Developable area is reduced due to by this watercourse. Wide buffer zones should be left adjacent to the watercourse with significant biodiversity enhancement and Green Infrastructure. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</p>
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a high groundwater risk across 11% of the site. This means groundwater levels are less than 0.25m below the surface. There is a medium groundwater risk across 28% of the site. This means groundwater levels are between 0.25-0.5m below the surface. There is a low groundwater risk across 61% of the site. This means groundwater levels are between 0.5-5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 4% of the site and a medium risk of surface water flooding on 2% of the site. Cumulative impacts have been scored low. 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.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport.</p> <p>It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>As this is a larger site in Warminster 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 could be inhibited by high groundwater levels.</p>
Assessment outcome (on balance): Minor adverse effect	

<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • Most of the site is in Flood Zone 1 however approximately 10% of the site is in Flood Zone 2 and 3 which would reduce the developable area of the site. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • There is a high, medium, and 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 low. • 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 could be in Flood Zone 1 if the area of fluvial risk is avoided. However, given the fluvial and groundwater 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</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Support the development of renewable and low carbon sources of energy?</p>	<p>As this is a large site, there may be more open space available for opportunities to support energy generation from renewable and low carbon sources. There may also be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • 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.
<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 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 large site, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy.</p> <p>According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy then the site would be less likely to depend on the grid.</p>
<p>3. Create economic and employment opportunities in sustainable green technologies?</p>	<p>It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There 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?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.

Assessment outcome (on balance): Neutral effect

Summary of SA Objective 6

- There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies.
- There will need to be a positive strategy for energy from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities.
- New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site.
- It is considered that the current energy infrastructure could struggle to cope with the increased demand of this site. 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 opportunity for future renewable energy generation, but considering the increase in demand this development would create and the existing pressure on the grid, 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...

<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>There are no designated conservation assets affected.</p> <p>The site includes an archaeological feature low value, a single piece of Medieval pottery found in the north-eastern portion of the site. The site is also within the 100m buffer of several lower value features, including two further fragments of Medieval pottery found in the northern buffer area and undated features identified as earthworks in the south-western buffer area, possible associated with Medieval ridge and furrow agriculture. Three Medieval pottery findspots around the northern site area may indicate potential for medieval archaeological remains. Further investigation is likely needed to identify the presence and significance of as yet unknown archaeological remains across the site. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low. However, this may increase or decrease following further investigation.</p> <p>The north-eastern, north-western and south-eastern portions of the site are characterised as 21st century re-organised fields with some former parliamentary enclosure character remaining legible which is not highly sensitive. The south-western portion of the site is characterised as 21st century amalgamated fields with former piecemeal field character remaining legible, as well as reverse S-shape boundaries indicating earlier strip fields which is 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 avoidance of highly sensitive pre-enclosure landscape character evidence, as well as incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees elsewhere. The potential for significant adverse historic landscape effects is low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site 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 heritage / conservation assets affected. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
<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>	
<p>1. Minimise impact on and, where appropriate, conserve and enhance</p>	<p>The Cranborne Chase AONB sits approximately 2.7km to the southwest of the site while Norridge Wood Ancient Woodland is approximately 950m to the west. Development will need to be sensitive to these designated landscapes.</p>

<p>nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	
<p>2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?</p>	<p>The site lies to the north of Warminster, to the south of the A350 and east of the railway, around the lower slopes of Arn Hill Down.</p> <p>The site is located on gently sloping landform that forms the lower western slopes of Arn Hill Down. The site rises gently from the watercourse to the west of the site, with the landform rising more steeply to the east of the site, to the top of the hill.</p> <p>The site comprises a series of small to medium size fields predominantly bound by low, often gappy hedgerows. The site forms part of an expansive, generally low-lying, open landscape that extends north of Warminster, at the foot of the chalk hills and escarpment of Salisbury Plain (east). The wooded slopes of Arn Hill Down form the eastern boundary of the site. The west site boundary is formed in part by the Great Western Railway, which is bound by a low embankment with scattered shrubs and trees. The north site boundary to the A350 is also formed of a low, grass embankment with scattered trees and shrubs. The short southern boundary is comprised of residential properties with hedgerow boundaries containing occasional trees and forms a relatively well integrated settlement edge and soft transition from the countryside to the suburbs of Warminster.</p> <p>The site is part of the exposed, open landscape north of Warminster and has a separate identity to the smaller scale, treed landscape that defines the settlement edge and northern suburbs of Warminster. Warminster is generally well integrated by surrounding vegetation, within the lower-lying valley of the River Wylde. More recently, Warminster has begun to expand north and south from the town centre, although remains largely located on lower-lying landform. The site contributes to rural sense of separation between Warminster and outlying settlement of Upton Scudamore. The site has a strong rural character, with some localised intrusion from traffic along the A350 to the north of the site.</p> <p>The site is within an undesignated landscape. It lies within an identifiable, open, chalk landscape that contains distinctive local features of value. The site has a strong rural character. The features of the site are in generally moderate condition and contribute to good sense of place and scenic quality of the landscape, particularly considering rural intervisibility between the distinctive hills.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the north of the site due to the more exposed, open landscape character that contributes to the dramatic setting of Arn Hill Down. 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 far 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 development to form conspicuous settlement expansion in an exposed, rural landscape and on rising landform, which would be uncharacteristic with the existing settlement character of Warminster. • Potential for development to form hard, prominent settlement edges in the open landscape and stand out in expansive views from the surrounding hills, particularly where it breaks treed skylines. • Potential for development to contribute to coalescence of Warminster with outlying rural settlement including Upton Scudamore. • Potential loss of scattered shrubs, trees and woodland edges that contribute to the existing generally well-integrated settlement edge and form distinctive wooded slopes. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Limit development in the north of the site, where it would stand out and be uncharacteristic in the exposed, rural landscape and on rising slopes to the east. • Limit the height, scale and density of development to ensure that it does not break treed skylines or form prominent settlement edges or conspicuous settlement expansion in views from the surrounding hills. • Establish a substantial and appropriate landscape buffer through the north of the site, to maintain the sense of separation and separate identity between Warminster and Upton Scudamore. • Retain and enhance shrubs, trees and woodland as part of a mature landscape framework that contributes to landscape buffers to development and maintains the integrated settlement edge character.

3. Protect and enhance rights of way, public open space and common land?	There is a public footpath through the site, linking between Warminster and Westbury Road, which is a country lane that transects the north of the site. There is also a public footpath along the edge of the woodland that forms the east site boundary, which links with the network of public rights of way including the Wessex Ridgeway long distance route around and across Arn Hill Down and Salisbury Plain to the east. There is opportunity to create biodiverse, accessible and connected greenspaces through the development that connect with the existing public rights of way as part of the landscape strategy for the site. 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 far south of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. • The Cranborne Chase AONB sits approximately 2.7km to the southwest of the site while Norridge Wood Ancient Woodland is approximately 950m to the west. • Lying to the north of Warminster, the site comprises a series of small to medium size fields predominantly bound by low, often gappy hedgerows. The site forms part of an expansive, generally low-lying, open landscape that extends north of Warminster, at the foot of the chalk hills and escarpment of Salisbury Plain (east). • There is a public footpath through the site and another along the sites' eastern boundary. • The site lies within an identifiable, open, chalk landscape that contains distinctive local features of value. The features of the site are in generally moderate condition and contribute to good sense of place and scenic quality of the landscape, particularly considering rural intervisibility between the distinctive hills. • The site is of generally medium to high landscape sensitivity to development, with higher sensitivity in the north of the site due to the more exposed, open landscape character that contributes to the dramatic setting of Arn Hill Down. The site has generally medium to limited capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this 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 Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
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	
<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 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. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...</p>	

1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a more deprived area. While this is not in the most deprived area in Warminster, benefits would be apparent through development in this location.</p> <p>The site has the potential to deliver up to 1170 homes of different types and tenures. This site could deliver a significant level of affordable housing. There benefits for the Warminster area through 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>Warminster town centre is situated approximately 1-2km to the south of the sites southern and northern boundaries. The site has reasonably good access to the bus network, but efforts would need to be made to ensure that connectivity and accessibility was apparent across the site as a part of any development. The site has the potential to support onsite amenity greenspace. It benefits from existing greenspace at Arn Hill Downs.</p> <p>A housing development at this site could generate the need for 109-152 early years school places, 259-363 primary school places and 184-257 secondary places. Some of the primary needs arising from this site could be met through an existing surplus in places, however a 1FE primary school would be required onsite to ensure all needs are met. The primary school would be able to provide at least 30 early years places, but a further 80 place day care nursery would be required. Land and financial contributions would be required towards these. Kingdown School is due to undergo expansion. This will create capacity for 200 new homes. This site alone would not be able to support a new secondary school and the number of new homes should be capped at 200 as a result.</p> <p>The Avenue Surgery is situated within the town centre between 1-2km away from the site. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>The size of this site suggests that it would be able to deliver community uses, including facilities and public open space as a part of a mixed-use development. However, the site has good access to existing facilities, including those within the town centre, and these would benefit from new users arising from either employment or residential development at the site. It is unlikely that this site would support a new local centre due to its size and location, therefore any potential to enhance existing public space and community facilities should be prioritised.</p> <p>Public rights of way WARM18 and WARM27 fall within the site boundary and opportunities to enhance these should be pursued.</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 Warminster to the north towards Upton Scudamore. The A350 forms a hard boundary between the site and the village, however. The site lacks a relationship with surrounding rural areas and while benefits of new public transport enhancements and affordable housing in this location may be apparent, the site would make only a limited contribution to reducing the adverse effects of rural social isolation.</p>

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 10

- Development at this site would be directing new homes to a more deprived area.
- Site is likely to provide a significant number of affordable homes as part of a housing development.
- The site has good accessibility to the town centre.
- The site is likely to support new/retained greenspace and is located within an accessible distance of existing greenspaces in Warminster.
- Early year and primary school provision could be met onsite through new facilities; however, secondary school provision is constrained and growth should be capped at 200 new homes as a result.

<ul style="list-style-type: none"> • Accessibility to existing health care provision is good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site could support the onsite provision of community facilities but would most effectively be able to support existing facilities through contributions and new users. • The site would make a limited contribution to reducing rural isolation. • Overall, a minor positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the size of this site, some form of mixed-use development is considered achievable.</p> <p>With the delivery of new bus services and railway bridge, the site has the potential to be very well sustainably connected to the town.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site needs to be of a scale that ensures the mitigation package is deliverable.</p> <p><u>Site Specific Mitigation</u> New Railway bridge crossing – circa. £1.8m. Public right of way enhancements/Wayfinding – circa. £100k. Bus Service - £900k. New bus stops - £50k. A350/Westbury Road junction enhancement - £900k. Total cost = £3,750,000.</p> <p><u>Necessary Strategic Mitigation</u> The delivery of the package above provides wider benefits and additional strategic mitigation is considered unreasonable and unnecessary.</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 planning application considered for the site, being much smaller, has sought to address walking and cycling connectivity through to the town centre, by introducing a new cycle path on the eastern side of Westbury Road; the deliverability of this infrastructure has not been established due to potential ecology conflicts. In assessing the site, the Local Highway Authority initially requested the delivery of a new rail crossing bridge along the route of public right of way WARM 18, where Wiltshire control a swathe of land title for grounding the bridge on the western side. The proposals for the bridge have been side-lined due to cost implications for the viability of the development, however it is intended for land to deliver the bridge to be safeguarded and an allocation of the scale proposed (up to 1170 dwellings) will be required to deliver the bridge to accommodate walking and cycling. The delivery of the bridge allows pedestrians and cyclists to avoid the relatively inhospitable environment of The Portway to access local facilities and the Town Centre via quiet streets, traffic free routes and some designated cycle paths – some enhancements, including wayfinding will be necessary.</p> <p>The delivery of the railway bridge would allow an attractive walking and cycling route to the Town Centre, 1400m to the east, primary school, 1150m walk, 1450m to the railway station and 2400m to the secondary school. Of these, only the access to the secondary school is a concern, although this is within DfE guidelines, and the route is considered attractive and appropriate.</p> <p><u>Bus:</u> The development will need to deliver new bus stops along Westbury Road and wherever possible, provide two access points to allow a bus to dip in and out of the site.</p> <p>The D1 service currently serves Westbury Road, however the scale of the site would demand the delivery of a new service. Depending upon the likely revenue drawn from ticketing, the bus service provision is unlikely to cost less than £900k.</p> <p><u>Rail:</u> Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 1450m walk and is well within the prescribed maximum walking distance.</p> <p><u>Service Vehicles:</u> Westbury Road is more than adequate to accommodate the servicing demands of the site.</p> <p><u>Car:</u> With the delivery of new bus services and railway bridge, the site has the potential to be very well sustainably connected to the town. This connect-ability ensures that any residual car trips are more likely to travel in a north westbound direction to connect to the A350 for wider strategic journeys. With this in mind, the A350/Westbury Road junction presents a concern and to avoid unnecessary rat-running through the town, the capacity of the junction will need to be enhanced and this is likely to be in the form of a signalised junction due to land constraints; this will cost in the region of £900k.</p>

	Whilst car journeys towards the town should be avoided, due to the alternative modes available, there will be some impact as a result of direct routing and/or redistribution of traffic away from Westbury Road. With consideration for this, the proposed improved junction facility at Cop Heap Lane/The Portway should be tested.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11	
<ul style="list-style-type: none"> Given the size of this site, some form of mixed-use development is considered achievable. With the delivery of new bus services and railway bridge, the site has the potential to be very well sustainably connected to the town. 	
Local Constraints	
The site needs to be of a scale that ensures the mitigation package is deliverable.	
Site Specific Mitigation	
New Railway bridge crossing – circa. £1.8m. Public rights of way enhancements/Wayfinding – circa. £100k. Bus Service - £900k. New bus stops - £50k. A350/Westbury Road junction enhancement - £900k. Total cost = £3,750,000.	
Necessary Strategic Mitigation	
The delivery of the package above provides wider benefits and additional strategic mitigation is considered unreasonable and unnecessary.	
<ul style="list-style-type: none"> Overall, given the issues noted above, a moderate adverse effect is considered likely against this objective. 	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision-Aiding Questions. Will the development site...	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>Warminster town centre is situated approximately 1-2km to the south of the sites southern and northern boundaries. The site has reasonably good access to the bus network, but efforts would need to be made to ensure that connectivity and accessibility was apparent across the site as a part of any development. The site is situated approx. 1.1-2.1km from Warminster train station.</p> <p>The site would be able to support a large development, potentially incorporating employment and residential land. While the site is large, it has a poorer relationship with the town centre and train station, nonetheless is likely to be able to support the vitality and viability of the town centres through new users.</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 1km of Warminster and Crusader Business Parks, with emerging employment lang coming forward at the urban extension. The railway line is a barrier to connectivity with existing employment land. There is reasonably good access from the site to the strategic road network via Westbury Road, but access to the train station is limited from the northernmost area of the site. Connectivity would need to be improved across the site and to surrounding employment land to ensure that commuters leaving or entering the site could do so via sustainable transport and active modes of travel.</p> <p>If connectivity were to be achieved, the size of the site, in combination with the existing access to the A350, suggests that the site could be likely to attract higher skilled employment. With a site of this size being likely to be able to meet a range of employment needs either through an employment development or through a mixed-use development. There is some risk that an employment-led development in this location could lead to a concentration of strategic employment land in this area of the town, creating competition that prevents employment land coming forward.</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	<p>This site could provide high levels of new housing, including affordable housing, employment and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>This is a large site and as such presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. It is considered that a site of this size could enable significant economic and employment opportunities in sustainable green technologies.</p>

low-carbon sources of energy?	
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated to the north of Warminster and connects to the existing residential area to the south. The southern area of the site is situated near to Warminster and Crusader Business Parks, although the railway line is a barrier to the relationship between these. As a larger site there is an opportunity to place new jobs and homes in this location, reducing travel to work distances. A residential-led development could have very good benefits of supporting existing and emerging employment land. Nonetheless, connectivity to employment land off site would need to form part of a development in this location, given its constraints.

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

Summary of SA Objective 12

- There is good connectivity from the site to the town centres.
- The site is located near to both residential and employment land.
- The site has limited access to the strategic road network, but good access to the public transport network.
- The site could support existing employment land through an employment, residential or mixed-use development.
- The site has a good relationship with existing employment land.
- New residents at this site could support emerging employment land at Warminster through an enhanced workforce.
- Where possible, access to work via sustainable transport modes should be encouraged.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 10 (SHELAA sites 3702 and 3703)
Site name: Land off Ashley Coombe/Fanshaw Way
Site size: 8.42 ha **Site capacity:** approximate range 210 - 295 dwellings
Site description: A greenfield site to the south of Warminster. The site slopes down, away from Warminster. Public right of way WARM58 runs across the site. Residential development is apparent to the north of the site at Ashley Coombe. The site is entirely within a sewage treatment works buffer zone.

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 several fields that are bound by a mature tree boundary to the south. The north, east and west boundaries are more open, defined by fence and/or low hedgerow boundaries with occasional trees. The west boundary is in part formed by fence, hedge, and tree boundaries to rear gardens of adjacent residential properties. Mature tree boundaries link through the surrounding landscape to areas of woodland to the southeast of Warminster. There are a few broadleaved trees along the western boundary of the site and a single tree exists on the north-eastern boundary. An area of scrub exists along the eastern boundary immediately east of which is a line of trees which extend along the northern boundary of the sewage works, south of Henfords Marsh, to the River Wyllye.</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. The requirement for suitable alternative natural greenspace (SANG) to offset recreational impacts and biodiversity net gain on site and buffers along site boundaries, as well as the likely need for sustainable drainage (SuDS) may reduce the capability of the site to deliver the proposed number of dwellings.</p>
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<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>The site lies within the 6.4km buffer around the Salisbury Plain Special Protection Area (SPA) and within catchment of River Avon SAC, and therefore residential development at the site must be phosphorus neutral. The northern and eastern sections of the site fall within the small discharge medium risk zone for phosphorus and a small area in the eastern section of the site lies within the high-risk zone. Sustainable drainage (SuDs) to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take.</p> <p>River Avon SAC/River Avon System SSSI lies approximately 183m to the east of the site at its closest point. There is a risk that residential development at the site would lead to additional recreational pressure on the SAC/SSSI. Smallbrook Meadows County Wildlife Site, which also comprises a Wiltshire Wildlife Trust (WWT) Reserve, is situated approximately 486m to the northeast of the site. There is a risk that development of the site would lead to additional visitor/recreational pressure on Smallbrook Meadows. Southleigh Wood County Wildlife Site is similarly located within an 800m radius of the site.</p> <p>In terms of priority habitat, a treeline/hedgerow exists along the south-western site boundary and the southernmost section of the south-eastern site boundary and this likely comprises priority habitat. Mature/semi-mature broadleaved trees appear to be present along these boundaries. The treeline/hedgerows are contiguous with off-site trees/hedgerow and have connectivity with the trees/riparian habitat along the western bank of the River Wylke. An area known as Henfords Marsh lies approximately 117m to the east/northeast which appears likely to comprise priority habitat and may be subject to an increase of the number of people that would access the marsh should the site become developed. Priority habitat should be retained with wide buffer/ecological protection zones.</p> <p>There are records of badger and a range of bat species within the vicinity. The site also affords nesting opportunities for birds including farmland species such as yellowhammer, and the field may also be used by ground nesting species such as skylark. The site may also afford potential foraging opportunities for wintering birds.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> • The requirement for suitable alternative natural greenspace (SANG) to offset recreational impacts. • The retention of priority habitat with wide buffer/ecological protection zones. • Incorporation of public right of way into scheme design to create biodiverse, accessible, and connected greenspaces through the development. <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 several fields that are bound by a mature tree boundary to the south. The north, east and west boundaries are more open, defined by fence and/or low hedgerow boundaries with occasional trees. An area of scrub exists along the eastern boundary immediately east of which is a line of trees which extend along the northern boundary of the sewage works, south of Henfords Marsh, to the River Wylke.
- 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.

<ul style="list-style-type: none"> • The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. • Requirement for suitable alternative natural greenspace (SANG)/biodiversity net gain on site and buffers along site boundaries, as well as the likely need for a sustainable drainage system(SuD) may reduce the capability of the site to deliver the proposed number of dwellings. • The site lies within the 6.4km buffer around the Salisbury Plain Special Protection Area (SPA) and within catchment of River Avon SAC, and therefore residential development at the site must be phosphorus neutral. The northern and eastern sections of the site fall within the small discharge medium risk zone for phosphorous and a small area in the eastern section of the site lies within the high-risk zone. SuDs to be designed to reduce phosphorus from surface water through settlement lagoons on site, increasing land take. • River Avon SAC/River Avon System SSSI lies approximately 183m to the east of the site at its closest point. There is a risk that residential development at the site would lead to additional recreational pressure on the SAC/SSSI. Smallbrook Meadows County Wildlife Site is situated approximately 486m to the northeast of the site. There is a risk that development of the site would lead to additional visitor/recreational pressure on Smallbrook Meadows. • Priority habitat should be retained with wide buffer/ecological protection zones. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the provision of suitable alternative natural greenspace (SANG) and the retention of priority habitat with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. • Overall, a major adverse effect is considered likely against this objective. 	
<p>SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site may be able to deliver appropriate densities in line with local planning policy and available evidence. There is existing residential development to the north and west of the site which may indicate the kind of densities that could be achieved in some parts of the site. Warminster contains a wide range of infrastructure, services and facilities. The nearest bus stop to this site is approx. 170m to the west at Ashley Place.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>This site consists of greenfield, agricultural land and therefore there are no 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 mainly of greenfield land in agricultural use. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue, but former farm buildings may have given rise to land contamination. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of mainly Grade 3 agricultural land with a small amount of urban 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. Development of this site would likely lead to a permanent loss of BMV agricultural land but given the site size this would not be considered significant.</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	<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>

resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2	
<ul style="list-style-type: none"> • It is considered that development of this site may be able to deliver appropriate densities • There are no opportunities to reuse Previously Developed Land • Land contamination is considered unlikely to be a significant issue, but former farm buildings may have given rise to land contamination. A more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a permanent loss of BMV agricultural land but given the site size this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/ quality?	This site is 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?	This site falls within the catchment area supplied by Wessex Water. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3	

<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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	<p>Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.</p> <p>The site is relatively close to the A36 road, and to farm buildings to the south which may give rise to some noise impacts and would require noise impact assessment. Odour impact assessment would also be required to determine the potential for impacts arising from the Bore Hill Farm biodigester. Wessex Water have confirmed that they would object to housing development in this location due to being located within the odour/flies buffer zone of a sewage treatment works, where there is a strong likelihood of adverse impacts on residential amenity and conflict between uses. Within the STW buffer, lighter employment uses are also unlikely to be suitable, such as offices, but heavier employment uses may be acceptable. Odour/flies assessment would be required.</p>
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	<p>Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 <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. • Wessex Water have confirmed that they would object to housing development in this location due to being located within the odour/flies buffer zone of a sewage treatment works. Within the STW buffer, lighter employment uses are also unlikely to be suitable, such as offices, but heavier employment uses may be acceptable. Odour/flies assessment would be required. • The site is relatively close to the A36 road, and to farm buildings to the south which may give rise to some noise impacts and would require noise impact assessment. • Potential impacts of noise, odour and flies would also be required to determine impacts from proximity to the nearby sewage works. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • 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?	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The River Wylye runs approximately 0.2 km south east of the site.</p>
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a medium groundwater risk across the entire site. This means groundwater levels are 0.25-0.5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. There is a low risk of surface water flooding on 1% of the site. 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.</p>
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit 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 Warminster 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 SuDS could be inhibited by high groundwater levels.</p>

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

Summary of SA Objective 5

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- There is a medium groundwater risk across the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required
- Cumulative impacts have been scored 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 opportunities, it has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.
- Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels across the entire site and the loss of greenfield land and thus natural drainage, a moderate adverse effect is considered likely.

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

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

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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.
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 renewable sources from developers for example, solar panels. • 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, therefore a neutral effect is considered likely against this objective. 	
<p>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	<p>The site is on the south-western edge of site which is within wider setting of Grade II listed Butler's Coombe Farm. Farmsteads have a fundamental relationship with their surrounding hinterland. Topography seems likely to assist with mitigation, but some buffer may be required at southern end of site which may reduce capacity.</p> <p>The site includes various archaeological features including undated linear ditches and within the 100m buffer of the site undated trackway to the west of the site, both of moderate value. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. The site has been subject to an archaeological investigation, however, the precise extent of investigation and areas excavated is uncertain, so it is possible some areas of the site have not been investigated and still have potential for remains. Therefore, further investigation will be required 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, i.e. via watching brief. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site characterised as post-medieval irregular fields, no earlier character discernible which not highly sensitive historic landscape features. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of potentially surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future</p>

assets and their settings?	development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7	
<ul style="list-style-type: none"> • There are no designated heritage / conservation assets affected. 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, minor adverse effects are likely. 	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	
Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB is located approximately 0.4km to the south of the site while the Eastleigh Wood and Southleigh Wood ancient woodland sit approximately 0.6km to the southeast. The edge of Cranborne Chase AONB is to the south of the site. It is separated from the site by the undulating river valley landform and network of mature hedgerow and tree boundaries that define the small-scale pastoral landscape. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is located to the south of Warminster, near Henford's Marsh and east of Deverill Road. The site is at the top of the River Wylfe valley slopes. The landform within the site slopes down from approximately 140m AOD east to approximately 125m AOD. The landform continues to slope down to the east of the site towards the River Wylfe that meanders through the narrow valley floor around the southeast of Warminster. The westernmost area of land plateaus. The site comprises several fields that form part of the open field network on the upper valley slopes. Surrounding fields on the lower slopes are smaller, more enclosed and defined by mature hedgerow and tree boundaries. The site is bound by a mature tree boundary to the south. The north, east and west boundaries are more open, defined by fence and/or low hedgerow boundaries with occasional trees. The west boundary is in part formed by fence, hedge and tree boundaries to rear gardens of adjacent residential properties. Mature tree boundaries link through the surrounding landscape to areas of woodland to the southeast of Warminster. The site is adjacent to residential development that comprises cul-de-sac development of two-storey properties with relatively low-pitched roofs. The settlement edge is generally well integrated by surrounding vegetation and small-scale field network.

	<p>The site forms part of a simple, local landscape with few distinctive features. The site is part of the open hilltop, with the smaller scale meadows landscape on lower slopes along the River Wylye to the east. The site itself has limited sense of place and is influenced by the adjoining settlement edge. It is in generally moderate condition, with limited scenic value. The surrounding vegetation provides a localised sense of enclosure.</p> <p>Overall, the site is of generally medium to low landscape sensitivity to development, with higher sensitivity to the east in proximity to distinctive vegetation features and the river corridor. The site has generally medium to high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to form a conspicuous, hard settlement edge in the rural landscape. • Potential loss of trees that form the east site boundary and contribute to existing settlement buffers within the treed landscape. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Limit the height and density of development to ensure that it is in keeping with the existing settlement character. • Retain and augment trees as part of a mature landscape framework that contributes to buffer development and contributes to a well-integrated, soft settlement edge.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There are public footpaths along the south and part of the western site boundaries (this footpath also cutting through the site), connecting around the outskirts of Warminster and linking south towards the river. There is no public open space or common land within this site.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The edge of Cranborne Chase AONB is to the south of the site. It is separated from the site by the undulating river valley landform and network of mature hedgerow and tree boundaries that define the small-scale pastoral landscape. The site is at the top of the River Wylye valley slopes. • The site comprises several fields that form part of the open field network on the upper valley slopes. Surrounding fields on the lower slopes are smaller, more enclosed and defined by mature hedgerow and tree boundaries. The site is bound by a mature tree boundary to the south. • The site is in generally moderate condition, with limited scenic value. The surrounding vegetation provides a localised sense of enclosure. • It is considered that the site is of generally medium to low landscape sensitivity to development, with higher sensitivity to the east in proximity to distinctive vegetation features and the river corridor. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this 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 Decision-Aiding Questions. Will the development site...</p>	
<p>1. Provide an appropriate supply of affordable housing?</p>	<p>The record of delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.</p>
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>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.</p>
<p>Assessment outcome (on balance): Minor positive effect</p>	

<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. 	
<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Maximise opportunities for affordable homes and job creation within the most deprived areas?</p>	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development in this location would not be directing development towards the most deprived areas.</p> <p>The site has the potential to deliver up to 295 homes of different types and tenures. This site could deliver a good amount of affordable housing.</p> <p>There are benefits for the Warminster area through short-term construction jobs and a larger workforce for local businesses.</p>
<p>2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?</p>	<p>Warminster town centre is situated approximately 1.2km to the north of the site. The site has some access to the bus network, but where possible connectivity via sustainable modes should be improved. The site has some potential to support onsite amenity greenspace. The site is situated near to amenity greenspace space at Warminster Common, while Warminster Lakeside Pleasure Grounds are positioned approx. 600m away to the north.</p> <p>A housing development at this site could generate the need for 27-38 early years school places, 65-91 primary school places and 46-65 secondary places. Financial contributions would be required to expand existing facilities to meet early year's needs. Surplus in primary school places could meet primary needs, where these aren't sufficient financial contributions towards the expansion of a local school would be required. Kingdown School is due to undergo expansion. This will create capacity for 200 new homes. This site alone would not be able to support a new secondary school and the number of new homes should be capped at 200 as a result.</p> <p>The Avenue Surgery is situated within the town centre approximately 1.4km away. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.</p>
<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>The site is smaller and unlikely to support a mixed-use development including public open space and community uses. The site could provide some support for existing facilities either through a good number of new users or contributions, including the Lakeside Pleasure Grounds.</p> <p>Public rights of way WARM58 and WARM59 are situated within the site boundary and opportunities to enhance these should be pursued.</p>
<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>	<p>Development would be an extension to Warminster to the south towards Butlers Coombe. Some benefits may be apparent through new homes and jobs in this location that could be accessible those currently living in rural communities. However, the site is small and would primarily be serving Warminster and therefore any benefits of reducing rural social isolation would be limited.</p>
<p>Assessment outcome (on balance): Minor positive effect</p>	

<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would not lead to directing new homes to more deprived areas. • Site is likely to provide a good number of affordable homes as part of a housing development. • The site has good accessibility to the town centre. • The site could support greenspace onsite and is located within an accessible distance of existing greenspaces in Warminster. • Early years and primary provision could be met through existing provision and through the creation of additional provision at existing facilities. However, secondary school provision is constrained and growth should be capped at 200 new homes as a result. • Accessibility to existing health care provision is good, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients. • The site is unlikely to support the onsite provision of community facilities. • The site would make a very limited contribution to reducing rural isolation. • Overall, a minor positive effect is likely. 	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>Given the size of this site, some form of mixed-use development is considered achievable.</p> <p>The site is reliant upon the delivery of Site 3 to connect to a highway maintainable at public expense.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> The site is solely reliant upon site 3 being delivered and is itself constrained to no more than 25 dwellings.</p> <p><u>Site Specific Mitigation</u> Local bus stop enhancement.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p><u>Pedestrian/Cycle:</u> The site is connected by the public right of way network; however, the site is solely reliant upon the delivery of Site 3 for adequate all weather connect ability.</p> <p><u>Bus:</u> The site requires Site 3 to be delivered and is not of a scale to deliver direct bus penetration. The opportunities for bus accessibility are limited, and whilst funding from both site 3 and 10 may promote an extension to 50 Service to travel beyond its last stop on Wylde Road, along Lower Marsh Road and return on Upper Marsh Road, the road infrastructure is not considered sufficiently wide or of a standard to accommodate a regular bus. With Site 3 delivered, site 10 is approximately 500m from the nearest bus stop, which is too far for an hourly service. In order to partially mitigate the walking distance, the bus stops should be enhanced with shelters providing waiting and seating areas and real time information (cost circa £50,000) Like all town circular's the 50 service struggles to remain commercially viable and hence a proportional contribution should also be sought to ensure its longevity and reduce its reliance on the public purse.</p> <p><u>Rail:</u> Warminster Station lies on the Wessex Main Line and serves the stations between Bristol Temple Meads and Southampton. The station is approximately 1950m walk and is just within the prescribed maximum walking distance.</p> <p><u>Service Vehicles:</u> The site is linked to residential streets and hence domestic servicing demands are easily met. In order to accommodate emergency vehicles a segregated route is typically required for developments that exceed 50-80 dwellings upon circumstances. Because no alternative highway can be connected to, Site 10 is limited to 80 dwellings, minus that already proposed within Site 3 and those existing dwellings served from Fanshaw Way. Fanshaw Way accommodates 21 dwellings, site 3 accommodates 34-48 dwellings and hence the maximum housing delivery on site 10 is 11 to 25 dwellings.</p>

	<p>Car: As per emergency vehicle considerations, the site should be limited to no more than 25 dwellings, subject to the threshold of housing delivery on Site 3. At this small scale, the development is unlikely to generate further capacity concerns on the highway network.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the size of this site, some form of mixed-use development is considered achievable. The site is reliant upon the delivery of Site 3 to connect to a highway maintainable at public expense. <p>Local Constraints The site is solely reliant upon site 3 being delivered and is itself constrained to no more than 25 dwellings.</p> <p>Site Specific Mitigation Local bus stop enhancement.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy, including contributions to secure the longevity of local bus services.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a moderate adverse effect is considered likely against this objective. 	
<p>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>	
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Warminster town centre is situated approximately 1.2km to the north of the site. The site has some access to the bus network, but where possible connectivity via sustainable modes should be improved. The site is approximately 1.5km from Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. While the site is not large, it does have reasonable relationship with the town centre and is likely to be able to provide a small amount of support to the vitality and viability of the town centre through new users.</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 approx. 1.7km away from employment land at Woodcock Road Industrial Estate and 2km away from Warminster and Crusader Business Parks. The site has reasonable access to the strategic road network. The site would not provide an extension to existing employment land and the location of the site and its size, in combination with poorer connectivity to existing employment and the train station, suggests the site would struggle to attract higher skilled employment. Additionally, the size of the site suggests the range of employment needs that could be met on this site would be limited. The site could potentially meet some employment needs, as there is some access to the A36 and A350, although efforts are required to promote sustainable transport.</p> <p>Active travel links would need to be improved and improving these may be difficult due to the size of the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>As 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?	The site is situated to the south of Warminster. It has a reasonably good relationship with residential land to the north/west . An employment development could help to introduce employment land to a predominately residential location. However, benefits are unlikely to be very good as this site is less likely to attract higher skilled employment and the sustainable transport network would need to be improved to support access to the site.
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Assessment outcome (on balance): Minor positive effect

<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • There is reasonably good connectivity from the site to the town centre. • The site is located near to residential land, but away from employment land. • The site has reasonable access to the train station, but lacks good access to the strategic road network or sustainable transport network. • The site could support existing employment land through an employment or residential development. Unlikely to support a new mixed-use development. • New employment land alone could have negative impacts at a town where vacant and emerging employment land is apparent. • Overall, a minor positive effect is likely.

<p>Site Number and SHELAA ref(s): Site 11 (ref WARM1) Site name: Central Car Park Site size: 1.71 ha Site capacity: approximately 86 dwellings Site description: The site is situated within the town centre and Warminster Conservation Area. The site is currently in use as a car park and serves the town centre. The site is situated near to Warminster train station and adjoins retail, health and community land uses.</p>

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>This is a relatively small site located within the urban area. It comprises predominantly of developed land. It is a generally open site set within the urban area comprised of buildings and hard standing, primarily car parking. However, there are a few broadleaved trees which may be semi-mature, in the north of the site to the west of The Avenue Surgery. There are also a few broadleaved trees which appear to be semi-mature, in the central area of the site. Ornamental trees/shrubs appear to delineate the extent of car parking in the north-western section of the site and lie along the northern extent of the western boundary. Development should retain and protect semi-mature/mature trees across the site and boundary vegetation. 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. Due to a substantial proportion of the site comprising hard standing and buildings there is scope to achieve biodiversity net gain on site. The scheme layout should be designed to retain semi-mature and mature trees across the site and vegetation along the western boundary.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.</p> <p>The site lies within the 6.4km buffer around the Salisbury Plain Special Protection Area (SPA) with Salisbury Plain SPA/SAC/SSSI lying approximately 1.92km to the northeast of the site. The site falls within the catchment of the River Avon SAC, and therefore residential development at the site must be phosphorus neutral. River Avon SAC/River Avon System SSSI lies approximately 1.13km to the south of the site at its closest point. There is a risk that development would increase recreational pressure upon these designations.</p>

	<p>Smallbrook Meadows County Wildlife Site, which also comprises a Wiltshire Wildlife Trust reserve, is situated approximately 277m to the south/southwest of the site. There is potential that residential development at the site would lead to additional visitor/recreational pressure on Smallbrook Meadows as it lies within walking distance of the site. Similarly Cop Heap County Wildlife Site is situated approximately 368m northeast of the site and readily accessible via a public footpath increasing the likelihood of enhanced recreational pressure should development take place.</p> <p>Although the site does not constitute favourable foraging or commuting habitat for bats, it lies in relatively close proximity to the railway line which is lined with trees/scrub and likely serves as a flight line for bat as it has connectivity with suitable bat habitat outside of Warminster. The trees/shrubs on site may afford nesting opportunities for birds.</p>
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?	<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"> • Retain and protect semi-mature/mature trees across the site and boundary vegetation. • Provision of biodiversity net gain <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 predominantly developed land. It is a generally open site set within the urban area comprised of buildings and hard standing, primarily car parking. However, there are a few broadleaved trees which may be semi-mature, in the north of the site whilst there are also a few broadleaved trees which appear to be semi-mature in the central area of the site. Ornamental trees/shrubs appear to delineate the extent of car parking in the north-western section of the site. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
- The site lies within the catchment of the River Avon Special Area of Conservation (SAC) where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at this site is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain.
- The site lies within the 6.4km buffer around the Salisbury Plain Special Protection Area (SPA) with Salisbury Plain SPA/SAC/SSSI lying approximately 1.92km to the northeast of the site. The site falls within the catchment of the River Avon SAC, and therefore residential development at the site must be phosphorus neutral. River Avon SAC/River Avon System SSSI lies approximately 1.13km to the south of the site at its closest point. There is a risk that development would increase recreational pressure upon these designations.
- Smallbrook Meadows County Wildlife site, which also comprises a Wiltshire Wildlife Trust reserve, is situated approximately 277m to the south/southwest of the site. There is potential that residential development at the site would lead to additional visitor/recreational pressure on Smallbrook Meadows as it lies within walking distance of the site. Similarly Cop Heap County Wildlife Trust is situated approximately 368m northeast of the site.
- Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of semi-mature/mature trees across the site and boundary vegetation and the delivery of biodiversity net gain. 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?	<p>It is considered that development of this site would be able to deliver appropriate densities in line with local planning policy and available evidence. This is a brownfield site in the town centre and in very close proximity to a range of services, bus routes and the train station.</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?	This site is a town centre brownfield site consisting mainly of car parking and a library building. Development would be able 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 is a town centre brownfield site consisting mainly of car parking and a library building. Significant land contamination is considered unlikely. However, 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)?	This is a brownfield site in the centre of Warminster. There will be no loss of agricultural land.
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?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance): Minor positive effect	

<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is considered that development of this site would be able to deliver appropriate densities. This is a brownfield site in the town centre and in very close proximity to a range of services, bus routes and the train station • This site is a town centre brownfield site consisting mainly of car parking and a library building. Development would be able to maximise the reuse of PDL • Significant land contamination is considered unlikely. However, a more detailed assessment of the site would be required prior to any development coming forward • There will be no loss of agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor positive 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>	
<p>1. Protect surface, ground and drinking water quantity/ quality?</p>	<p>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.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>Minor water infrastructure crosses the site.</p> <p>With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia.</p> <p>With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.</p>
<p>Assessment outcome (on balance): Moderate (significant) 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 Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Warminster is at early start of scheme for phosphates removal. Additional numbers may trigger a need for additional treatment for ammonia. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • On the basis of the above evidence, a moderate adverse effect is likely. 	
<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 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>There are a number of town centre uses close to the site (hospital, retail premises, café's, supermarkets, pubs) which are likely to be sources of noise. A noise impact assessment would be required to determine the potential impact and possible 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>Warminster does not have an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective. It is however on road networks that feed into Westbury that does have an AQMA, where significant traffic management or other measures are needed to remove significant levels of traffic. If allocations at Warminster are made through the LPR then CIL/S106 contributions will be required to enable actions for the revocation of the Air Quality orders. Air Quality assessment would be required showing cumulative effects of development on relevant receptors. However, this is a relatively centrally located site, reasonably close to many of the town centre's amenities, so the adverse effects may be less severe than greenfield sites on the periphery due to walkability to services and facilities.</p>
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 4</p> <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. • There are a number of town centre uses close to the site (hospital, retail premises, café's, supermarkets, pubs) which are likely to be sources of noise. A noise impact assessment would be required to determine the potential impact and possible mitigation. • Warminster does not have any AQMAs but is located on road networks that feed into Westbury, which has an AQMA and where significant traffic management or other measures are needed to remove significant levels of traffic. • This is a relatively centrally located site, reasonably close to many of the town centre's amenities, so the adverse effects may be less severe than greenfield sites on the periphery due to walkability to services and facilities. • On the basis of the above evidence, a minor adverse effect is likely. 	
<p>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...</p>	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a smaller site, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>

<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The Were runs approximately 0.25km west of the site.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is a medium groundwater risk across the entire site. This means groundwater levels are 0.25-0.5m below the surface. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. There is a low risk of surface water flooding on 3% of the site and a medium risk of surface water flooding on 1% of the site.</p> <p>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.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located within 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 Warminster there may not be much provision for large areas of open space. 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 could be inhibited by high groundwater levels.</p>

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

Summary of SA Objective 5

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- There is a medium groundwater risk across the site. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required.
- Cumulative impacts have been scored 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.

<ul style="list-style-type: none"> • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the high groundwater levels across the entire site, a moderate adverse effect is considered 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>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. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations closest to Warminster are constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations closest to Warminster are constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.</p>
3. Create economic and employment opportunities in sustainable green technologies?	<p>It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.</p>

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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.
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 renewable sources from developers for example, solar panels. • 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 cope with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. There may be opportunities for small scale renewable energy generation, and there is potential for this site to provide EV charging points, which would encourage more sustainable car use. However, the existing infrastructure is under pressure therefore may struggle to cope with further development, 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	<p>The site would have an impact on designated conservation area, including from an adverse impact on viability of commercial premises from loss of car parking.</p> <p>On site there is an undated well in the south of site which is of moderate value. The site is within the 100m buffer of the Medieval area of settlement at Warminster to the south which is a high value feature. Brownfield site has been subject to development, archaeological remains may survive but are also likely to have been disturbed. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. The site has not been subject to archaeological investigation therefore, further investigation could be needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Following this, depending on the significance of any remains found, mitigation could include avoidance of high value archaeological remains or preservation by record. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The southern area of the site is located within historic urban core of Warminster. The northern area of the site characterised as civic centre and the eastern edge falls within modern retail park. The site is defined as urban area therefore no historic landscape sensitivity. As the south of the site is in the historic urban core, future development may need to take account of wider urban structure/form. Development of the site would need to consider the character of the urban core's structure/form within future development. The potential for significant adverse historic landscape effects is very low.</p>

assets and their settings?	
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 adjacent to a conservation area. It is considered that mitigation measures are likely to be difficult but possible with a reduction in capacity 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 moderate. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • The site is adjacent to a conservation area. • Overall, a minor adverse effect is considered likely against this objective. 	
<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?	The Cranborne Chase AONB is located approximately 1.8km to the south of the site. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site is located within the town centre of Warminster, between the B3141 and the railway line. It is a flat site, located on relatively low-lying land within the broad valley floor of The Were. The Were meanders around the northwest of Warminster and bends to flow south through the town centre, to the south of the site.</p> <p>This is a relatively small site located within the urban area. It comprises predominantly of car parking areas, as well as Warminster Library building and an undercover walkway (Three Horseshoes Walk) through from the B3414 to the car park. It is a generally open site set within the urban area. It is bound by a combination of low stone/brick walls, hedges and trees and walls of adjacent properties. It is an urban site that is predominantly characterised by surrounding commercial premises. There are pockets of residential properties within the vicinity.</p> <p>This is an undesignated landscape that is relatively indistinctive. The site is within the Warminster conservation area and is an urban landscape that is in generally moderate condition. There is limited sense of place containing relatively unimportant components. It is well-integrated in the urban area and encompassed by a variety of building types and land uses.</p> <p>Overall, it is considered that the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development.</p>

	<p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for new built form to be conspicuous and break the existing roofline of the surrounding townscape. • Potential for new built form to erode the character of the townscape and be out of keeping with local vernacular. • Potential loss of trees around the site boundary that would alter the sense of enclosure and remove vegetation links through the urban area. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Limit development heights in order to retain generally low-level roofline that is characteristic of the area. • Avoid development that is uncharacteristic of the surrounding townscape scale, pattern and vernacular. • Retain and manage trees as part of a mature landscape framework.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public right(s) of way pass through the site.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB is located approximately 1.8km to the south of the site. • It is a flat site, located on relatively low-lying land within the broad valley floor of The Were. The Were meanders around the northwest of Warminster and bends to flow south through the town centre, to the south of the site. • It comprises predominantly of car parking areas, as well as Warminster Library building and an undercover walkway (Three Horseshoes Walk) through from the B3414 to the car park. It is a generally open site set within the urban area. • It is an urban site that is predominantly characterised by surrounding commercial premises. There are pockets of residential properties within the vicinity. • The site is within the Warminster conservation area and is an urban landscape that is in generally moderate condition. There is limited sense of place containing relatively unimportant components. It is well-integrated in the urban area and encompassed by a variety of building types and land uses. • It is considered that the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development. • Overall, a minor positive effect is considered likely against this 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 delivery of homes at Warminster has been below planned levels over the WCS plan period but has significant supply through the West of Warminster urban extension to carry into the emerging plan period. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Warminster.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9	

<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 identify this site as being situated in an area of reasonable levels of deprivation. Development of this site would have limited benefits of directing development towards the most deprived areas.</p> <p>less deprived area. Development in this location would not be directing development towards the most deprived areas.</p> <p>The site has the potential to deliver up to 86 homes of different types and tenures. This site could deliver some affordable housing.</p> <p>There are benefits for the Warminster area through 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>The site is situated within Warminster town centre. The site has excellent access to public transport connections. The site is extremely unlikely to support onsite amenity greenspace. The site is within 500m of Warminster Lakeside Pleasure Gardens and Portway field, which could serve as amenity greenspace for the site.</p> <p>A housing development at this site could generate the need for 11 early years school places, 27 primary school places and 19 secondary places. Financial contributions would be required in creating new early years and primary school places within existing provision. An existing surplus in primary school places would be able to meet some of the needs arising from this site. Kingdown School is due to undergo expansion. This will create capacity for 200 new homes and should be able to meet the needs arising from this site.</p> <p>The Avenue Surgery is situated within the town centre and adjoins the site. Warminster is currently subject to one surgery which is subject to capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, however development should avoid placing additional pressure on these services and where possible support their expansion. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.</p>
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	<p>While the site is smaller, its location within the town centre suggests that it could support a mixed-use development, including public open space and community uses.</p> <p>The location of the site suggests that a housing or employment development could have benefits for existing facilities through new users.</p> <p>Opportunities to improve public right of way WARM22 should be pursued where possible.</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 be situated within the built area of Warminster. The site would be serving Warminster predominately and would make almost no contribution towards reducing the adverse impacts of rural isolation.</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 development towards the most deprived areas, although some benefits of development in this location could be apparent. 	

- Site is unlikely to provide a good number of affordable homes as part of a housing development.
- The site has excellent accessibility to the town centre.
- The site is unlikely to support onsite amenity greenspace, although it is well related to existing greenspaces.
- Existing early years and primary provision could be expanded to meet the needs of this site in full. Secondary schooling needs could be met through existing provision.
- Accessibility to existing health care provision is excellent, however additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid increasing pressures on health services through an increase in patients.
- The site has potential to support the onsite provision of new community facilities and could support existing facilities situated nearby.
- The site would make almost no contribution to reducing rural 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...

<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>Given the location of this site, some form of mixed-use development is considered achievable. Being in the town centre, the site is well connected with pedestrian routes and infrastructure, including a primary school directly adjacent to the site, a secondary school within a walkable 1300m distance, two supermarkets and retail and leisure opportunities. Site 11 (Warm 1) encompasses an existing car park within the town centre; the car park has 172 spaces, including 13 blue badge spaces. Whilst detailed assessment of this site will need to consider the parking demands of the town and whether the loss of this car parking facility will impact upon wider sustainability, it is very well located for all modes of transport. When considering the impact upon the loss of public car parking, the brief of the study should extend to the impacts upon town centre economic sustainability, in addition to the transport implications. Besides the loss of car parking, it is noted that the site encompasses Warminster Library and Museum, and the assumption is made that the building structure will be removed by any development, although it is not understood whether the function will be replaced. Whilst the development is town centre located, the loss of the library can impact upon the sense of community, resulting in less containment and trip linkage. To address this, it may be important for any future development to deliver replacement facilities that will benefit the wider town and offset the impacts of the loss of the existing use.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> The site has limited local constraints, other than those presented through the delivery of a brown field site; transport related constraints are negligible.</p> <p><u>Site Specific Mitigation</u> None.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards Warminster Transport Strategy.</p>
<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p><u>Pedestrian/Cycle:</u> Being in the town centre, the site is well connected with pedestrian routes and infrastructure, including a primary school directly adjacent to the site, a secondary school within a walkable 1300m distance, two supermarkets and retail and leisure opportunities. With regards to cycling, the site is well connected to the secondary school utilising existing shared paths and a section of 'quiet road' network. Despite this connectivity however, the existing infrastructure provision may not meet current guidelines in the form of LTN 1/20. Further to the connectivity requirements of the site, the town centre location has the downside of representing dense urban environments where recreational cycling may not be well catered for, and access to rural networks are infrequent.</p> <p><u>Bus:</u> The site is well located in the Town Centre to access the multitude of services available.</p> <p><u>Rail:</u> The site is within 150m of the railway station and is thus perfectly located for rail transit.</p> <p><u>Service Vehicles:</u> The site currently serves as a car park and provides access to the servicing demands of Three Horseshoe Walk Shopping Centre and thus servicing does not present an issue.</p>

	<p>Car: Whilst the town may experience some congestion, the location of the development presents the greatest opportunity to avoid the need to travel by car and hence limit its impact upon the highway network. Furthermore, by presenting the opportunity for a mixed-use development, there is a strong possibility of trip containment, further reducing the sites impact.</p>
<p>Assessment outcome (on balance): Neutral effect</p>	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the location of this site, some form of mixed-use development is considered achievable. The site is well located in the Town Centre to access the multitude of services available. The location presents the greatest opportunity to avoid the need to travel by car and hence limit its impact upon the highway network. <p>Local Constraints The site has limited local constraints, other than those presented through the delivery of a brownfield site; transport related constraints are negligible.</p> <p>Site Specific Mitigation None.</p> <p>Necessary Strategic Mitigation Contributions towards Warminster Transport Strategy.</p> <ul style="list-style-type: none"> Overall, given the issues noted above, a neutral effect is considered 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>The site is situated within Warminster town centre. The site has excellent access to public transport connections. The site is within 200m of Warminster Train Station.</p> <p>The site would be able to support a small amount of development most likely of either residential or employment. Whilst the site is small, it is in a very good location to support the vitality and viability of the town centre.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site is situated within 1km of protected employment land at Woodcock Industrial Estate and land at Warminster and Crusader Business Parks. A development in this location is very likely to be able to attract higher skilled employment, but the size of the site, suggests it would be less likely to meet a range of employment needs. An employment-led development could be complementary to the town centre, however there are risks that an employment development could lead to competition with existing and emerging employment land at Warminster. The site benefits from very good sustainable transport links via the train line and has good access to the strategic road network. Despite this, improvements to the active travel network to promote this as a choice for strategic journeys would be needed.</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</p>	<p>There is some potential for this site to support a mixed-use development incorporating residential and employment uses due to its location within a built up area.</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>

low-carbon sources of energy?	
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated within the built-up area of Warminster and a residential, employment or mixed-use development is likely to have good benefits of locating development next to existing employment and residential land, reducing travel distances to work.
Assessment outcome (on balance): Moderate (significant) positive effect	
<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • There is extremely good connectivity from the site to the town centre. • The site is located near to residential and employment land. • The site has extremely good access to the train station. • The site could support existing employment land through an employment, residential or mixed-use development. • New employment land alone could have negative impacts in a location where investment into nearby employment land is needed. • Overall, a moderate positive effect is likely. 	