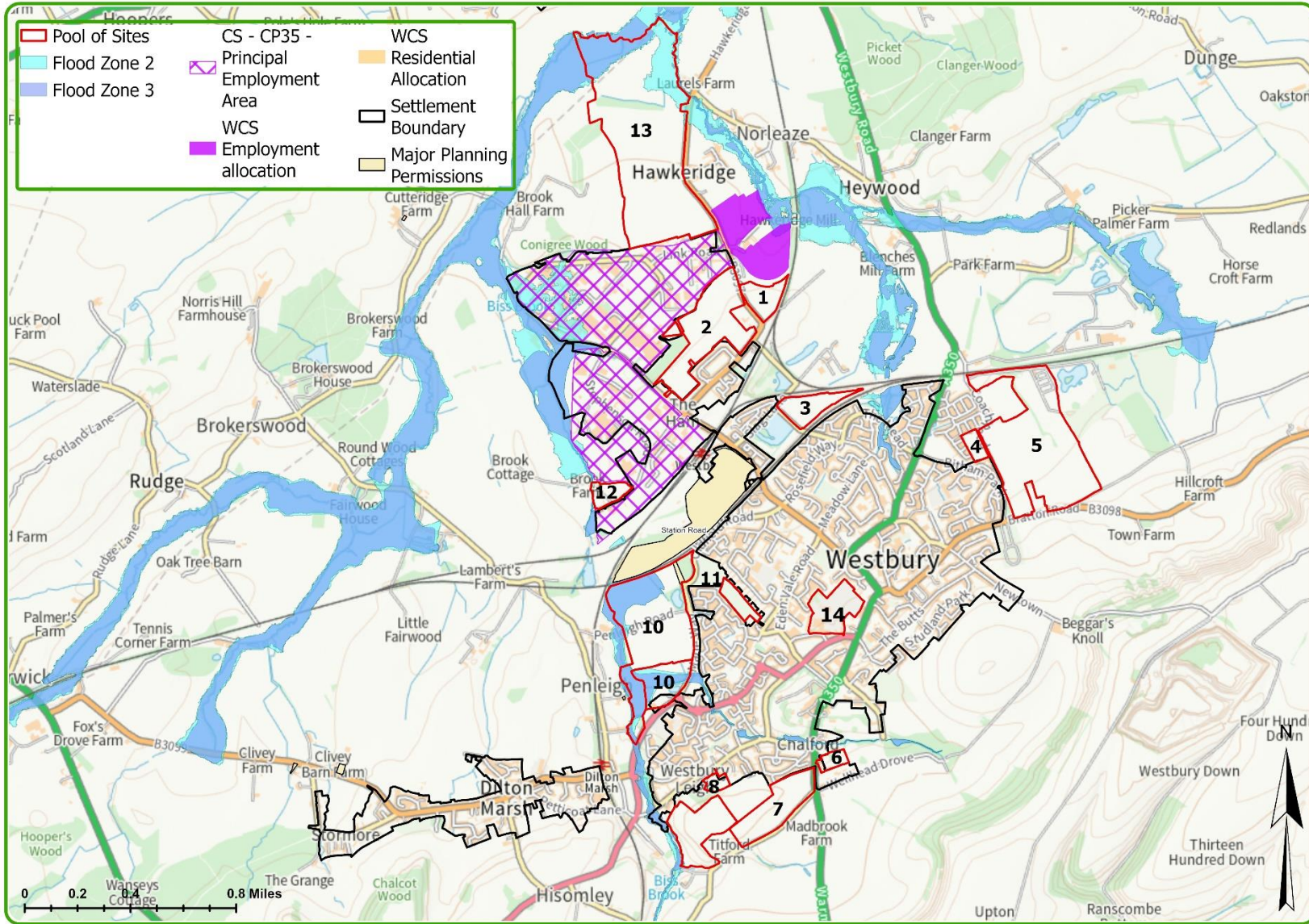


SA Annex 2.15 - Trowbridge HMA: Westbury Sites Assessment



<p>Site Number and SHELAA ref(s): Site 1 (SHELAA site 3445) Site name: Land North of Shallow Waggon Lane Site size: 4.16 ha Site capacity: approximate range 104 – 146 dwellings Site description: The site is greenfield land. It is positioned to the north of Westbury. Allocated employment land at Hawkeridge is positioned to the north of the site, beyond a dismantled railway which forms part of the site's northern boundary. Hawkeridge Road follows the western boundary, while the in-use railway line follows the eastern boundary. Bridleway HEYW24 runs along the southern border and extends away to the east.</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 comprises of a single, triangular, arable field between the railway, B3097, Shallow Wagon Lane and a green strip of land along the line of a dismantled railway. The site is bound by hedgerows with trees that are in generally good condition. A strong line of trees bounds the east of the site along the railway line and the northern boundary vegetation/hedgerow/scrub appears well established.</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. Biodiversity net gain can be facilitated through the provision of wide buffers to disused and live railway lines and hedgerows.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria.</p> <p>Westbury Lakes County Wildlife site is a short distance to the south of the site whilst Round Wood County Wildlife site sits a short distance to the north of the site, both lying within 1km of the site.</p> <p>In terms of priority habitat, the disused railway along the northern boundary likely comprises priority habitat and acts as an important wildlife/green and blue infrastructure corridor, as will the eastern boundary railway corridor. The site is bound by hedgerows with occasional trees. Wider buffers required to disused and live railway lines as these are local habitat corridors of significance beyond site boundaries. Priority habitat should be retained with wide buffer/ecological protection zones.</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 is a Local Geological Site (Hawkeridge Lane) in close proximity to the south of the 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"> • Wide buffers to disused and live railway lines that act as local habitat corridors of significance beyond site boundaries. • Retention of priority habitat with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	

Summary of SA Objective 1	
<ul style="list-style-type: none"> • The site comprises of a single, triangular, arable field with a green strip of land along the line of a dismantled railway to the north. The site is bound by hedgerows with trees that are in generally good condition. A strong line of trees bounds the east of the site along the railway line and the northern boundary vegetation/hedgerow/scrub appears well established. • 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. Biodiversity net gain can be facilitated through the provision of wide buffers to disused and live railway lines and hedgerows. • The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy grey hatched zone for increased recreational impacts and the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. • In terms of priority habitat, the disused railway along the northern boundary likely comprises priority habitat and acts as an important wildlife/Green and blue infrastructure corridor, as will the eastern boundary railway corridor. The site is bound by hedgerows with occasional trees. Wider buffers required to disused and live railway lines as these are local habitat corridors of significance beyond site boundaries. 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 wide buffers to disused and live railway lines that act as local habitat corridors of significance and the retention of hedgerow boundaries and trees. The development of the site should conserve and enhance GBI. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<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. The site is in open countryside and the only adjacent uses are a solar farm and Glenmore Farm Stables.</p> <p>Westbury contains a wide range of infrastructure, services and facilities. This site is divorced from the main urban area of the town but is in fairly close proximity to the railway station and West Wilts Trading Estate. 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 use and it 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 dismantled railway line is adjacent to the site and 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 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.</p> <p>Development of this site would likely lead to a permanent loss of medium quality agricultural land but given the site size, this would not be considered 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	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.

so, is there potential to extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the design and layout of 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. The nearest Household Recycling Centres are at Warminster and Trowbridge – both within approx. 4 miles.</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 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 permanent loss of medium quality agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/ quality?	This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to any watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of sustainable drainage systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.</p> <p>Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times.</p>
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 significant off-site infrastructure reinforcement would be required. • On the basis of the evidence above it is considered that a moderate adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution</p> <p>Decision-Aiding Questions. Will the development site...</p>	
<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<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 adjoins the railway line 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. A small part of the site lies within the odour zone of the nearby sewage treatment works. Odour assessment would be required.</p>
<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>	<p>Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.</p>
<p>3. Lie within a consultation risk zone for a major hazard site or hazardous installation?</p>	<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): Moderate (significant) 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. • The site adjoins the railway line giving rise to potential noise impacts which may require mitigation through appropriate design and layout response. • A small part of the site lies within the odour zone of the nearby sewage treatment works. Odour assessment would be required. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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>	

<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>As this is a smaller site in Westbury, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?</p>	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is Bitham Brook approximately 0.6 km to the east 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 flood risk across 12% of the site. This means groundwater levels are between 0.25 – 0.5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The risk is mainly in the south 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>
<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 small site in Westbury, 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 may 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"> • 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 flood risk across part of the site. 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 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 smaller 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 in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid. 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 Grade II Listed Hawkeridge Farmhouse, a 17th century farmhouse which retains one range of buildings. Farmsteads have a fundamental relationship with their surrounding agricultural hinterland which contributes to their understanding and special interest. However, in this case the setting of the farmstead is very severely compromised by the current business park allocation and permissions. Further development on this site will be screened by the business park. Layout and heights should be carefully scrutinised to prevent any further harm to remaining open views between business park buildings. This may impact on capacity of site.</p> <p>The site includes various archaeological features of high value, including an enclosed Roman settlement and extensive associated remains that covers a large proportion of the site and two Roman graves. The site also features of low value including Saxon bone implement excavated. The site is also within the 100m buffer of several more low- to medium-value features, including an undated field system, pits, ditches and field boundaries in the northern buffer area and undated ditches were identified in the eastern buffer area which indicates potential for archaeological remains, with a roman settlement extending into the north western buffer area of medium to high value.</p> <p>Further investigation should be undertaken in remaining pockets of currently evaluated land within the site. Based on evidence that is currently available and known, the site appears to be constrained by archaeological remains. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required, potentially in the north-eastern site area where Roman remains are concentrated. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Also, mitigation strategy could include preservation by record</p>

assets and their settings?	<p>where relevant elsewhere over the site, following further investigation results. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.</p> <p>The site has 21st century amalgamated fields with some former enclosure character remains legible through extant field boundaries that are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	<p>The site is not located near to a conservation area.</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 although there is a listed building in the vicinity however 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): 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 moderate. • The potential for significant adverse archaeological effects is high. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a moderate adverse effect is 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	<p>The Cotswolds AONB sits approximately 8.2km to the northwest of the site while the Cranborne Chase AONB is located approximately 7.6km to the southwest. Clanger Wood Ancient Woodland is approximately 850m to the northeast of the site. Significant impacts on nationally designated landscapes from development are not anticipated.</p>

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 north of Westbury, between an arm of the Great Western Railway and Hawkeridge Road (B3097). Land to the north of the site around Hawkeridge Farm, is consented for employment development.</p> <p>The sites' location is on a gently rising slope, which slopes south from Bitham Brook towards the edge of Westbury. Bitham Brook meanders from the north edge of Westbury, north between Dursley and Hawkeridge to the north of the site, to confluence with Biss Brook and continue north to the River Biss.</p> <p>The site comprises of a single, triangular, arable field between the railway, B3097, Shallow Wagon Lane and a green strip of land along the line of a dismantled railway. It forms part of an irregular field pattern of arable and pastoral farmland between Westbury and outlying rural villages to the north. The site is bound by hedgerows with trees that are in generally good condition. A strong line of trees bounds the east of the site along the railway line.</p> <p>The site has a locally rural character, although is influenced by the variety of surrounding land uses. The site is separate from the main urban area of Westbury, and forms part of the countryside between an outlying residential suburb, the trading estate and the rural villages of Hawkeridge, Heywood and Dursley to the north. The settlement edges in proximity to the site are generally well integrated by the network of hedgerow and tree boundaries that links across the countryside. The consented employment development to the north would alter this and introduce a new settlement edge north of the site. A solar farm and sewage treatment works are located to the east of the site, on land between the site and northwest edge of Westbury. These are low-level and generally contained by surrounding vegetation.</p> <p>This is an undesignated landscape that contains relatively unimportant components and is influenced by a variety of nearby land uses. The green space along the dismantled railway contributes to local green links. The landscape is in generally poor to moderate condition. It has limited sense of place or scenic quality, with occasionally intrusive elements including large commercial units to the west. The site contributes to the sense of separation between Westbury and rural villages to the north, although this would be altered by consented development in the adjoining field.</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 be intrusive in the rural landscape setting and break treed skylines. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to existing development. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the treed skyline and form a prominent settlement edge. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the countryside, with woodland to the north.
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way through the site. A public bridleway passes along Shallow Wagon Lane along the southeast site boundary and across the railway, where it links with a network of footpaths between Westbury and the rural settlements to the north. The footpaths also link to Clanger Wood, which is a large area of publicly accessible ancient woodland between Heywood and Yarnbrook. There is no public open space or common land within this site.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8	

<ul style="list-style-type: none"> • The Cotswolds AONB sits approximately 8.2km to the northwest and the Cranborne Chase AONB approximately 7.6km southwest. Clanger Wood Ancient Woodland is approximately 850m northeast. • The site comprises of a single, triangular, arable field between the railway, B3097, Shallow Wagon Lane and a green strip of land along the line of a dismantled railway. It forms part of an irregular field pattern of arable and pastoral farmland between Westbury and outlying rural villages to the north. • There are no public rights of way through the site although a public bridleway passes along Shallow Wagon Lane along the southeast site boundary. • The landscape is in generally poor to moderate condition. Contributing to the sense of separation between Westbury and rural villages to the north, this would be altered by consented development in the adjoining field to the north. • 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 Decision-Aiding Questions. Will the development site...</p>	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 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 slightly more deprived area. There would be some benefits of directing development towards this location and comparatively more than sites situated in less deprived areas of Westbury. However, these would be limited as this site is not within or adjoining an area subject to the most deprivation. The site has the potential to deliver up to 146 homes of different types and tenures. This site could deliver some affordable housing. There could be social benefits as a result of 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	Westbury town centre is situated approximately 1.6km to the south of the site. There is good access to the existing public transport network, including to the train station which is around 1km away. The site is less likely to support vast amenity greenspace, but opportunities to retain existing woodland around the disused railway could be an opportunity. Westbury Urban Park is situated nearby to the south of the site and Clanger Wood is approximately 1.3km to the north-east of the site. A housing development at this site could generate the need for 14-19 early years school places, 32-45 primary school places and 23-32 secondary places. Financial contributions would be required in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site.

the additional demand?	The site is approximately 2.5km to the south of the site. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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?	<p>The site is smaller and unlikely to support a mixed-use development comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town.</p> <p>Development at this site could support the improvement of Bridleway HEYW24.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development at the site would grow Westbury to the north towards Hawkeridge and Heywood. Although these villages are apparent to the north of Westbury, they benefit from a good level of access to both Trowbridge and Westbury and the size of the site suggests that it would only be able to support limited improvements to local services such as public transport. However, land to the north of the site is allocated for employment land, which is due to come forward prior to 2026, providing jobs in this area. As such, the site itself lacks a strong relationship with surrounding rural areas, but development, especially that to extend employment land to the north, could have some benefits for reducing the adverse impacts associated with rural social isolation.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have benefits of directing development towards a more deprived area. • Site is likely to provide some affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site could support a small amount of new amenity greenspace. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the onsite provision of community facilities and would be unlikely to support existing facilities through contributions or new users. • Development could make a small 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 Decision-Aiding Questions. Will the development site...</p>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce	Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.

reliance on the private car?	
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints Lack of walking and cycling infrastructure and limited opportunity to provide a connected network. Bus stops are close to the site, but inaccessible due to lack of achievable footway connection. The site may be too constrained to deliver a satisfactory vehicle access to serve the site.</p> <p>Site Specific Mitigation Delivery of additional land beyond the site boundary to accommodate walking and cycling links to the Town. Bus service enhancement contributions and to remove the weight limits on the railway bridge on the B309.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</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 located within the existing 50MPH speed limits and there appears to be limited opportunity beyond the site to achieve continuous residential frontage and thus reduction of the speed limit below 40MPH is not considered likely. This is important, as the nearside carriageway edge, as you travel southbound, has very little highway verge in which to deliver a footway or cycleway. This means that a crossing of the road would have to be necessary, with connections back to Westbury main, however the speed limit of 40MPH would require 120m visibility splays and these cannot be accommodated by site extents and carriageway geometry and would sterilise a large portion of the site frontage. Without a thorough evaluation of the engineering issues and delivery of a mitigation strategy, the site is considered landlocked to walking and cycling accessibility. Whilst the site may be connected by the Public Rights of Way network, however this would only convey residents to Heywood and hence performs little more than a recreation function.</p> <p>Bus: Bus stops are within 150m walk from the site, however there is no existing infrastructure to connect to these and given the concerns above, little opportunity to provide this infrastructure. The bus stops currently accommodate the D1 service, which provides an hourly frequency service between Warminster and Bath. The service is currently funded by Wiltshire Council and would require significant financial stimulus to be retained into the future and/or increase frequency to 30 minutes. Such a financial stimulus would be likely to be too large to be viably supplied by Site 1 and hence a number of additional sites would be required to pool contributions. Localised bus accessibility is further eroded weight limits on the Railway Bridge on the B3097 further to the south. To maximise bus accessibility to any site to the west of the railway bridge, contributions should be secured towards bridge strengthening works.</p> <p>Rail: The Railway Station is located circa. 1500m walk from the site. Whilst this is within reasonable commuting distance, the lack of connecting infrastructure, as raised above, is a strong material factor in not considering the site accessible by rail.</p> <p>Service Vehicles: The site is within close proximity to West Wilts Trading Estate which generates significant HGV movements. With this in mind, the residential demand for service vehicles is unlikely to present a material uplift or concern. However, a fully loaded refuse truck can weigh up to circa. 32 tonnes and hence would be restricted from crossing the B3097 railway bridge. With this in mind, any delivery of housing to the north of the bridge, will need to consider collection runs and truck capacities to operate in isolation from the remainder of the town.</p> <p>Car: Given the current speed of the road and limited opportunity to reduce this below 40MPH, it is considered difficult to provide an access along the site frontage that would meet current visibility and geometry guidelines for a road beyond the current settlement boundary, i.e., Design Manual for Roads and Bridges compliant. Notwithstanding this, should sites 1 and 2 come forward, on opposite sides of Hawkeridge Road, then it may be possible to deliver a roundabout access between the two and overcome the geometry constraints of site 1 coming forward in isolation.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved. <p>Local Constraints Lack of walking and cycling infrastructure and limited opportunity to provide a connected network.</p>	

Bus stops are close to the site, but inaccessible due to lack of achievable footway connection. The site may be too constrained to deliver a satisfactory vehicle access to serve the site.

Site Specific Mitigation

Delivery of additional land beyond the site boundary to accommodate walking and cycling links to the Town. Bus service enhancement contributions and to remove the weight limits on the railway bridge on the B309.

Necessary Strategic Mitigation

Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.

- Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.6km to the south of the site. There is good access to the existing public transport network, including to the train station which is around 1km away. The site is likely to provide only a small amount of support for the town centre.
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>There may be some opportunities for a site of this size to complement employment development to the north through an employment or residential development. As a smaller site, it is less likely that the site could support both employment and residential uses as part of a mixed-use development. The site is likely to be suited to an employment development due to the good relationship it holds with allocated employment land to the north and protected employment land to the west. These sites, the railway like and road network suggest there could be public protection issues that could be overcome through the delivery of new employment over residential. The site benefits from access to Hawkeridge Road and the train line, which could lead to it being attractive to higher skilled employment, supporting the local manufacturing, storage and construction industries. However, the site is some distance from the strategic road network.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>The site is unlikely to support a mixed-use development. The site could support new employment land to support the growth of businesses in this area of the town. This could deliver, local infrastructure improvements, but would be unlikely to lead to vital bridge improvements to overcome weight constraints.</p> <p>There may be opportunities for the site 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.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Development in this location would adjoin an employment development. The site is reasonably isolated from the main built-up area of Westbury. A residential development could have good benefits of locating housing and employment in close proximity.

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- This site lacks a good level of accessibility to the town centre but is close to the train station.
- A mixed-use development is less likely and an employment development may be more suited to the site.
- Employment land at this site could meet a range of needs but would be less like to support wide ranging economic needs.
- Employment development could support an extension to employment land to the north.
- Development could place residential or employment land in close proximity to existing and emerging employment.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 2 (SHELAA sites 1014, 742 & 3734)
Site name: Glenmore Farm
Site size: 18.37 ha **Site capacity:** approximate range 459 – 643 dwellings
Site description: The site is made up of three greenfield parcels and some of the site is within agricultural use. It is positioned to the north of Westbury. Hawkeridge Road is situated to the east of the site. The West Wiltshire Trading Estate is situated to the north, while existing residential development is apparent to the south. There is an area of deciduous woodland within the site boundary to the west of the site.

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

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site comprises of a patchwork of irregular fields of mixed-use including horse grazing in the east of the site. The site is bound by a combination of hedgerows with trees, rear garden boundaries and a woodland block to the west. Arable fields are likely of low biodiversity value, northern grazed fields have potential for foraging bats, but likely not priority habitat. Recreational impacts to woodland should be avoided by, for example, ensuring the site boundary is fenced with wide ecological buffer. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees, and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the north of the site sits within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. Westbury Lakes County Wildlife site is a short distance to the south of the site whilst Round Wood County Wildlife site sits a short distance to the north of the site, both lying within 1km of the site. In terms of priority habitat, an area of broadleaf woodland sits on the western boundary of the site. The site is also bound by hedgerows with occasional trees, some running internally through the site along field boundaries. Priority habitat, including all hedgerows/trees, should be retained with wide buffer/ecological protection zones. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. It is understood that the site has many records of bat SAC species. Bats likely cross the site to forage in adjacent woodland. Direct line between sewage pumping works and woodland is an obvious flight route. More than half of site lies within risk zone for great crested newts.
3. Ensure that all new developments protect Local Geological Sites	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There is a Local Geological Site (Hawkeridge Lane) in close proximity to the east of the site.

(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"> Retention of priority habitat, including hedgerows/tress, with wide buffer/ecological protection zones. <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): Minor adverse effect	
Summary of SA Objective 1	
<ul style="list-style-type: none"> The site comprises of a patchwork of irregular fields of mixed-use including horse grazing in the east of the site. The site is bound by a combination of hedgerows with trees, rear garden boundaries and a woodland block to the west. Recreational impacts to woodland should be avoided by, for example, ensuring the site boundary is fenced with wide ecological buffer. 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy grey hatched zone for increased recreational impacts and the north of the site sits within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. In terms of priority habitat, an area of broadleaf woodland sits on the western boundary of the site. The site is also bound by hedgerows with occasional trees, some running internally through the site along field boundaries. Priority habitat, including all hedgerows/trees, should be retained with wide buffer/ecological protection zones. Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of priority habitat, including hedgerows/tress, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<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. It is adjacent to West Wilts Trading Estate and residential development on The Ham and at Hawkeridge Park, although the site is not in close proximity to the town centre. The existing residential developments adjacent to the site may indicate the kind of densities that could be achieved, although the proximity of the trading estate may reduce the capacity somewhat if mitigation is required due to noise etc from adjacent uses.</p> <p>Westbury contains a wide range of infrastructure, services and facilities. The nearest bus stops are to the south of the site along The Ham. 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 predominantly of greenfield, agricultural land and therefore there are few opportunities to maximise the reuse of PDL. The exception is the small part of the site on the industrial estate – developing this would maximise brownfield land but this is a very small part of the overall site.
3. Encourage remediation of	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, a small part of the site on the industrial estate has the potential for historical contamination

contaminated land? If so, would this lead to issues of viability and deliverability?	through previous industrial uses and further investigation of any contamination will be needed. A more detailed assessment of the whole site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grade 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 permanent loss of Grade 3 quality agricultural land and given the site size; this would be considered significant. Any development of this site should seek to protect the higher quality agricultural land within the site, where possible.
5. Lead to the sterilisation of viable mineral resources? If 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 design and layout of 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. The nearest Household Recycling Centres are at Warminster and Trowbridge – both within approx. 4 miles.

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

Summary of SA Objective 2

- Development of this site may be able to deliver appropriate densities - it is adjacent to West Wilts Trading Estate and residential development on The Ham and at Hawkeridge Park, although the site is not in close proximity to the town centre
- This site consists predominantly of greenfield, agricultural land and therefore there are few opportunities to maximise the reuse of PDL
- Land contamination is considered unlikely to be a significant issue. However, a small part of the site on the industrial estate has the potential for historical contamination through previous industrial uses and further investigation of any contamination will be needed
- Development of this site would likely lead to a permanent loss of Grade 3 quality agricultural land and given the site size; this would 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 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, it is likely that significant off-site infrastructure reinforcement would be required. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. Minor water infrastructure and 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 significant off-site infrastructure reinforcement would be required. • With regard to foul water network, it is likely that significant off-site infrastructure reinforcement would be required. • Minor water infrastructure and significant wastewater infrastructure crosses the site. • On the basis of the evidence above it is considered that 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>A significant proportion of the site borders the West Wilts Trading Estate which is likely to give rise to noise impacts from 24-hour B2 industrial activities, and a night club. Housing development on the entirety of the site could impact on the trading estate and as such it may only be appropriate for development take pace up to the built edge extent of the existing adjoining housing. Employment uses may be more suited in this area. Noise assessment would be required to confirm noise impacts and suitable mitigation. This would need to include environmental noise monitoring over a period of time, capturing the full impact of activities on the industrial estate. Mitigation is likely to require physical separation and/or sound attenuation. A small part of the site lies within the odour zone of the nearby sewage treatment works. Odour 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	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.

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. • A significant part of the site would be unsuitable to take forward for residential uses due to noise impacts from the adjoining West Wilts Trading Estate and may be more appropriate for other uses. • A small part of the site lies within the odour zone of the nearby sewage treatment works. Odour assessment would be required. • Westbury has an AQMA, and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a larger site in Westbury, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is Biss Brook approximately 0.5 km to the west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding,	There is a medium groundwater flood risk across 14% of the site. This means groundwater levels are between 0.25 – 0.5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The risk is mainly on the south east edge of the site. There is a low risk of surface water flooding on 6% of the site. There is a medium risk of surface water flooding on 3% of the site. There is a high risk of surface water flooding on 1% 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.

without increasing 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 more than 1 km 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 Westbury there may be provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some SuDS may be inhibited by high groundwater levels.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • There is a medium groundwater flood risk across part of the site which could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • Cumulative impacts have been scored 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 loss of greenfield land which thus natural drainage, a minor adverse effect is likely. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy	
Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a 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.
2. Be capable of connecting to the local	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.

Grid without the need for further investment?	<p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a large site, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury are all 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 Map, the substations in Westbury are also all 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 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"> • 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>No designated heritage assets affected.</p> <p>The site includes various archaeological features of high value, including a roman settlement in the northeast of the site and of low to medium value undated ditches in the southeast of the site and Roman pottery sherds at the central southern site border (northeast corner). There are cropmarks in south area of the site, possibly associated with former 20th century prisoner of war camp of low value.</p> <p>The site is also within the 100m buffer of a Roman settlement and extensive associated remains excavated during an evaluation excavation in the north-eastern buffer area of medium to high value. There are several low to medium value features, including Roman pottery likely associated with Roman settlement on the site, an undated field system, pits, ditches and field boundaries in the northern buffer area, and a post Medieval quarry and a former Roman settlement in the south eastern buffer area identified in the 19th century during ore digging- later archaeological evaluation found large parts of the site were archaeologically sterilised due to quarrying and rail works and post medieval to modern age iron quarry and iron working site identified during a watching brief in the south buffer area of low value. There are several extant residential buildings at The Ham noted in the HER and an extant 20th century 'Cheese Factory' in the south-western buffer area.</p> <p>Further investigation is likely needed across the site, where this has not already occurred. 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, potentially in the north-eastern site area where Roman remains are concentrated. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Also, mitigation strategy could include preservation by record where relevant elsewhere over the site, however given the industrial and quarrying activity much of this site. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>Onsite there are post Medieval to 21st century piecemeal enclosure fields with no previous character legible, 21st century reorganised fields previously enclosed in the 1808 parliamentary act though none of this former character remains legible and small western extension of the site is characterised as 21st century car park, with no former character 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. No mitigation strategy is identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>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. 	

<ul style="list-style-type: none"> • 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?	<p>The Cotswolds AONB sits approximately 8km to the northwest of the site while the Cranborne Chase AONB is located approximately 7km to the southwest. Clanger Wood Ancient Woodland sits approximately 1km to the northeast. Significant impacts on nationally designated landscapes from development are not anticipated.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies on the northwest of Westbury, between the West Wilts Trading Estate and residential development on The Ham (Hawkeridge Park), Hawkeridge Road (B3097) and Storridge Road.</p> <p>The site is located on gently sloping landform forming part of the gently rolling landform between Biss Brook and Bitham Book to the northwest of Westbury.</p> <p>The site comprises of a patchwork of irregular fields of mixed-use including horse grazing in the east of the site. The site is bound by a combination of hedgerows with trees, rear garden boundaries and a woodland block that screens the trading estate to the west. Hedgerows and tree boundaries contribute to fragmented green links between urban areas and into the countryside north of Westbury.</p> <p>The rural character of the site has been denuded by the surrounding land uses. Adjoining residential development forms an abrupt settlement edge while the trading estate, while better integrated by the woodland blocks and tree boundaries that continue along the west edge of the site, introduces large commercial units that are locally conspicuous.</p> <p>The site forms part of an undesignated landscape. It is a relatively simple landscape of limited scenic quality. It contains relatively unimportant components and has few distinctive characteristics. The site has a limited sense of place. The landscape components are in generally poor to moderate condition and vegetation has some contribution to the wider green links.</p> <p>Overall, the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to break treed skylines and form an abrupt settlement edge along Hawkeridge Road. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to existing development. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the treed skyline and form an abrupt settlement edge when approaching Westbury from the north along Hawkeridge Road. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the countryside.
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way within or adjoining the site. Similarly, there is no public open space or common land within this site.</p>

Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cotswolds AONB sits approximately 8km northwest while the Cranborne Chase AONB is located approximately 7km southwest. Clanger Wood Ancient Woodland is approximately 1km northeast. • Lying to the northwest of Westbury, the site comprises of a patchwork of irregular fields of mixed-use including horse grazing in the east of the site. The site is bound by a combination of hedgerows with trees, rear garden boundaries and a woodland block that screens the trading estate to the west. • There are no public rights of way, public open space or common land within the site. • The landscape components are in generally poor to moderate condition and vegetation has some contribution to the wider green links. • 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 neutral 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 housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
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</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 within two LSOAs of reasonable levels of deprivation with one being slightly more deprived. There would be some benefits of directing development towards this location. However, these would be very limited as this site is not within or adjoining an area subject to the most deprivation. The site has the potential to deliver up to 643 homes of different types and tenures. This site could deliver a very good level of affordable housing. There could be social benefits as a result of construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which	Westbury town centre is situated approximately 1.5km to the south of the site. There is good access to the existing public transport network, including to the train station which is less than 1.2km away from the entirety of the site. The size of the site suggests that it would be able to support a good amount of amenity greenspace and existing woodland within and adjoining the site presents an opportunity for this. Westbury Urban Park is situated to the south of the site and presents an offsite amenity greenspace opportunity.

are able to cope with the additional demand?	<p>A housing development at this site could generate the need for 60-84 early years school places, 143-201 primary school places and 102-142 secondary places. A new 80 place day care nursery would be required to meet the full early years needs of this site. Land and monies would be required towards this. There is capacity within existing primary schools for 350 new homes, however any new homes above this number would require new provision and this site would be unable to support a new primary school. There is some existing capacity within Matravers School, but a funded expansion may be required to meet the full secondary needs arising from this site.</p> <p>The site is approximately 2km from the Westbury White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 scale of this site suggests it may be likely to deliver an element of mixed-use development, however this site would be more likely to deliver new public open space and not new community uses. The site could support a housing or employment development of a good size, however, which suggests that the site could provide some support to existing facilities. This support would be limited due to the location of the site away from the town centre and community uses at the town.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>The site is situated within a gap between the main town of Westbury and the West Wilts Trading Estate, as such the site lacks a relationship with surrounding rural areas. The site is of a good size and development could support enhancements to local public transport service but would make a limited contribution to reducing the adverse impacts of rural isolation.</p>
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have some benefits of directing development towards a more deprived area. • Site is likely to provide a very good level of affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site could support some new amenity greenspace. • Early years, primary and secondary schooling provision could be met through new onsite provision, through existing capacity or expansion of existing provision. It is unlikely that existing capacity within primary schools could meet the full demands of this site, which would not create enough pupil product to support a new primary school alone. • Accessibility to existing health care provision is poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be less likely to support the onsite provision of community facilities but could provide some support to existing facilities through contributions and new users. • Development would be likely to make a 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 Decision-Aiding Questions. Will the development site...</p>	
1. Promote mixed-use developments, in	<p>Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.</p>

<p>accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>The site has been the subject of multiple planning applications, most recently for development served from Storridge Road only. Applications served from Storridge Road have typically received support from the Highway Authority, subject to contributions towards removing the weight restriction from the railway bridge on the B3097; this weight restriction prevents housing along The Ham being served by bus transit.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> Lack of cycle infrastructure. Distance to town centre. Low frequency bus service.</p> <p><u>Site Specific Mitigation</u> Contributions to deliver a 30-minute bus service frequency. Bus penetration for the eastern quantum of the site and on-site bus shelter and waiting facilities. Enhancements to walking and cycling on Storridge Road. Contributions to remove the weight restriction on the B3097 railway bridge.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</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> Access via Storridge Road is subject to some minor gradient issues that may require re-profiling of the existing path, carriageway and private accesses to resolve. However, the scale of the development is such that this may be considered viable. Furthermore, Storridge Road is served by a separation verge between the carriageway and footway and hence there is scope to provide some additional cyclist facilities, although the available land around the roundabout at the roads southern end and onwards provision ensure that this may not be a connected network. The site is within close proximity to a convenience store, the Railway Station and employment opportunities, however the town centre is just over 2km walk, education facilities are 1800m and the nearest supermarket is 2200m. The Town Centre and supermarket are typically beyond acceptable walking distances; however, the other facilities may be considered within a reasonable walking distance. Westbury as a whole, has very limited cycle infrastructure and this will need to be addressed to accommodate the Local Plan review growth agenda.</p> <p><u>Bus:</u> Without resolution to the weight limit of the B3097 Railway Bridge, buses will not be able to come within 650m of the southern access to Storridge Road. However, given the extent of the site, the site may take advantage of the existing bus stops at the junction between The Ham and Hawkeridge Road and it may be possible to route a bus through the site from The Ham/Hawkeridge Road junction northbound to Hawkeridge Road, within the site extremity approaching the roundabout between Link Road, Mill Lane and Hawkeridge Road. Whilst walk distances to bus stops may exceed the target of 400m for much of the development, the ability to penetrate the site with a bus service and to provide onsite waiting facilities make bus mode share attractive for residents. With regards to service provision, the local bus stops are served by an hourly frequency bus between Warminster and Bath and contributions should be sought to increase this service to a 30-minute frequency.</p> <p><u>Rail:</u> The railway station is just over 1500m walk from the centre of the site and within the target walking distance of 2km.</p> <p><u>Service Vehicles:</u> Both the Ham and Hawkeridge Road accommodate industrial related traffic and hence the impact of residential service vehicles is likely to be negligible. However, a fully loaded refuse truck can weigh up to circa. 32 tonnes and hence would be restricted from crossing the B3097 railway bridge. With this in mind, any delivery of housing to the north of the bridge, will need to consider collection runs and truck capacities to operate in isolation from the remainder of the town. Given the scale of development, a secondary access will be required, and this should be designed to accommodate emergency vehicles.</p> <p><u>Car:</u> Previous access proposals for access from Storridge Road have been supported by the highway authority, however this was for a smaller development quantum of circa 200 dwellings; a single access in this location would not be sufficient to accommodate the much larger development and this would also but additional pressures on the Storridge Road/The Ham roundabout, which would need to be mitigated. The impact of the development would need to be tested further afield, given the scale, and the following junctions would need to be tested for capacity impacts:</p> <ul style="list-style-type: none"> • Brook Lane/The Ham/B097/Storridge Road Roundabout • B3097/Rosefield Way/Oldfield Road Roundabout • Hawkeridge Road/The Link/Mill Lane Roundabout <p>Any further junction with 10% traffic uplift on any arm or 5% impact at a congested junction.</p>

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

Summary of SA Objective 11

- Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.
- Previous access proposals for access from Storridge Road have been supported by the highway authority.
- Without resolution to the weight limit of the B3097 Railway Bridge, buses will not be able to come within 650m of the southern access to Storridge Road

Local Constraints
Lack of cycle infrastructure. Distance to town centre. Low frequency bus service.

Site Specific Mitigation
Contributions to deliver a 30-minute bus service frequency. Bus penetration for the eastern quantum of the site and on-site bus shelter and waiting facilities. Enhancements to walking and cycling on Storridge Road. Contributions to remove the weight restriction on the B3097 railway bridge.

Necessary Strategic Mitigation
Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.

- Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.5km to the south of the site. There is good access to the existing public transport network, including to the train station which is less than 1.2km away from the entirety of the site. The site is subject to good access to the train station but is further from the town centre and would only be able to provide some support to the vitality and viability of the centre as a result.
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?	There may be some opportunities for a site of this size to support mixed-use development, incorporating employment uses. Employment land could form an extension of existing protected employment land and could provide a range of land to meet the changing demands of existing businesses or attract higher skilled employment at a town where manufacturing is dominant. A housing development incorporating employment land would be somewhat able to meet wide ranging economic needs on this site, but there may be some opportunities to meet higher skilled employment demands. A solely employment development could be more suited to this site. Active travel choices should be promoted through any development to reduce reliance on private cars by commuters to and from the site.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	To some extent this site could support new housing, employment land and potentially community facilities that will help support the local economy and economic growth. Additionally, development would be capable of bringing forward associated infrastructure, which could have benefits for the local economy. Despite this, it is unclear whether a development of this size would be able to support local bridge improvements to overcome weight constraints. There may be opportunities for the site 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.

4. Promote a balance between residential and employment development to help reduce travel to work distances?	A site of this size could potentially support a mixed-use development incorporating employment land to meet different economic needs. The site is well related to both residential and employment land and a development of either use could support reduced travel distances to work.
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Assessment outcome (on balance): Moderate (significant) positive effect

<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • This site is subject to poorer accessibility to the town centre and very good accessibility to existing employment areas and the train station. • There may be some opportunities to introduce a mixed-use development incorporating employment uses to the site. It would be able to help support existing protected employment land to the north and north-east of the site. • Employment land at this site could meet a range of economic needs. • The site is likely to be capable of being able to support mixed-use development and associated infrastructure. • Overall, a moderate significant positive effect is likely.
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Site Number and SHELAA ref(s): Site 3 (SHELAA site 3218)
Site name: Land at Slag Lane
Site size: 5.02 ha **Site capacity:** approximate range 125 – 176 dwellings
Site description: The site is a triangular parcel positioned to the north of Westbury. The site is greenfield land. Frogmore Road is situated to the south west and follows the boundary of the site. Beyond this road to the south west is a waterbody. The railway line bounds the site to the north east and south east.

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

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site comprises of pastoral land with internal hedgerow boundaries. There is a large lake to the southwest of the site. There is a strong tree boundary to the south along Frogmore Road, which separates the site from the lake and surrounding woodland planting. There are smaller lakes in proximity to the site, within greenspace to the northwest of the site and greenspace between residential areas to the east of the site. Railway embankments sit on two site boundaries which are likely to comprise dark wildlife corridors. A large buffer will be necessary to southern scrub / tree planting to reinforce separation from the Lake and avoid disturbance of waterfowl alongside buffers to hedgerows and railway embankments.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees, and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the easternmost part of the site sits within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria.</p> <p>Westbury Lakes County Wildlife site lies adjacent to the south increasing the changes of heightened recreational pressure on this asset.</p> <p>In terms of priority habitat, wide railway embankments sit on two site boundaries which are likely to comprise dark wildlife corridors for bats and birds representing strategic wildlife/Green and blue infrastructure corridors. Reptile numbers are also likely to be high. There is a wide strip of scrub / trees on southern boundary whilst</p>

	<p>mature hedgerows are present in the middle of the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. Part of the site lies in a zone of risk for great crested newts. The estimated capacity will be much reduced by the requirements for mitigation. 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 is a Local Geological Site (Hawkeridge Lane) in close proximity to the north of the 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"> • A large buffer to southern scrub / tree planting to reinforce separation from the Lake and avoid disturbance of waterfowl alongside buffers to hedgerows and railway embankments. • Retention of priority habitat with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

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

Summary of SA Objective 1

- The site comprises of pastoral land with internal hedgerow boundaries. There is a large lake to the southwest of the site, a strong tree boundary to the south (separating the site from the lake and surrounding woodland planting), smaller lakes in proximity to the site and, railway embankments sit on two site boundaries which are likely to comprise dark wildlife corridors. A large buffer will be necessary to southern scrub / tree planting to reinforce separation from the Lake and avoid disturbance of waterfowl alongside buffers to hedgerows and railway embankments.
- 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the easternmost part of the site sits within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria.
- Westbury Lakes County Wildlife site lies adjacent to the south increasing the changes of heightened recreational pressure on this asset.
- In terms of priority habitat, wide railway embankments sit on two site boundaries which are likely to comprise dark wildlife corridors for bats and birds representing strategic wildlife/GBI corridors. There is a wide strip of scrub / trees on southern boundary whilst mature hedgerows are present in the middle of the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- The estimated capacity will be much reduced by the requirements for mitigation.
- Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the provision of a large buffer to southern scrub / tree planting to reinforce separation from the Lake alongside buffers to hedgerows and railway embankments. The development of the site should conserve and enhance GBI.
- Overall, a moderate adverse effect is considered likely against this objective.

SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site may be able to deliver appropriate densities in line with local planning policy and available evidence, although the railway lines are adjacent to the site on two sides and this may reduce the capacity achievable. There is some existing residential development adjacent to the site to the south and west which may indicate the kind of densities that could be achieved in some parts of the site.</p> <p>Westbury contains a wide range of infrastructure, services and facilities and this site is within approx. 1km of the town centre. 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 entirely 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 is on the site of a former quarry. Contaminated land is a material consideration and would need to be assessed and potentially mitigated against. A more detailed assessment of the whole site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grades 3 and 4 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV.</p> <p>Development of this site may lead to a permanent loss of BMV agricultural land but given the site size, this would not be considered 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?	This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the Cement Works was closed several years ago and since then plant and machinery/buildings have been decommissioned/removed. The site is being promoted for business uses and that provides a good steer that cement manufacturing will not return to Westbury. Significant effects regarding loss of mineral resources are not likely therefore.
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 design and layout of 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. The nearest Household Recycling Centres are at Warminster and Trowbridge – both within approx. 4 miles.</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, although the railway lines are adjacent to the site on two sides and this may reduce the capacity achievable • There are no opportunities to reuse Previously Developed Land • This site is on the site of a former quarry. Contaminated land is a material consideration and would need to be assessed and potentially mitigated against. A more detailed assessment of the whole site would be required prior to any development coming forward • Development of this site may lead to a permanent loss of BMV agricultural land but given the site size, this would not be considered significant • This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the cement works was closed several years ago and significant effects are not likely • 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, Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.
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’. • Significant improvements are likely to be required. • On the basis of the above evidence, a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite. The site is surrounded on all sides by railways line and 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. Given the site’s location between railway lines it is considered to be unlikely that successful noise mitigation could be achieved for residential development. Residential buildings may need to take the form of an acoustic box, which would not be supportable.

	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.
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?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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. • 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. • The site is bound by railway lines on both sides, giving rise to a high likelihood of noise impacts which would be unlikely to be successfully mitigated for residential uses. Alternative uses may be able to be more effectively accommodated. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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 in Westbury, 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	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.

so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low pluvial fluvial flood risk across 24% of the site. This means that each year there is a 0.1% chance of flooding. There is a medium pluvial fluvial flood risk across 15% of the site. This means that each year there is a 1% chance of flooding. The risk is mainly in the east corner of the site, and in the centre of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium flood risk to the site. There is a medium risk of groundwater flooding on 12% of the site. There is no known existing groundwater 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 less than 1 km from the town centre, which could enable active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site in Westbury, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 5

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- There is a medium and low pluvial and groundwater flood risk across part of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium flood risk to the site.
- Cumulative impacts have been scored 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 pluvial flood risk and the loss of greenfield land which thus natural drainage, a minor adverse effect is likely.

SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy	
Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a smaller 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 in order to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury are all constrained, therefore could potentially withstand struggle to additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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 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.
- 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 effected by potential development of this site.</p> <p>The site is within the 100m buffer of medium value features, including an undated, potentially pre- Medieval ditches identified by evaluation excavation in southern buffer area and undated, potentially pre- Medieval ditches in the southern buffer area indicate potential for archaeological remains pre-dating the Medieval period extending into the site that are low value. Investigation is likely needed across the site as no previous investigation has taken place on this site. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site has 21st century amalgamated fields with former piecemeal field character remaining partially legible through extant field boundaries which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, 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**
- 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.

<ul style="list-style-type: none"> • 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...	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>The Cotswolds AONB is located approximately 8.9km to the northwest of the site while the Cranborne Chase AONB is approximately 7.2km to the southwest. Clanger Wood Ancient Woodland is approximately 1.5km to the north. Significant impacts on nationally designated landscapes from development are not anticipated.</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 Westbury between two arms of the railway line. It is a predominantly flat site with raised railway embankments to the north and south. There is a large lake to the southwest of the site. There are smaller lakes in proximity to the site, within greenspace to the northwest of the site and greenspace between residential areas to the east of the site.</p> <p>The site comprises of pastoral land with fragmented internal hedgerow boundaries. There is a strong tree boundary to the south along Frogmore Road, which separates the site from the lake and surrounding woodland planting. The tree boundary and high railway embankments contribute to an enclosed site character.</p> <p>The site is separated from residential development on the north of Westbury (along Bramble Drive) by high railway embankments. New development to the west of the site is separated by Slag Lane and a small green space and footpaths on the edge of the development. The site is also separated from the countryside north of Westbury by the high railway embankment.</p> <p>This is an undesignated landscape that contains relatively unimportant components from a landscape perspective. It is a generally simple, rural landscape enclosed by the dominant railway embankments. The site has limited scenic quality and sense of place. The landscape is in generally poor to moderate condition with a distinctive tree belt to the southwest. It is poorly connected with adjoining residential areas and green space and is largely neglected.</p> <p>Overall, it is considered that the site is of generally low landscape sensitivity to development due to its use as a public green space. 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 development to be intrusive in the rural landscape setting and break skylines formed by the railway embankments. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to existing development and green spaces. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the skyline and form a prominent settlement edge to the north of Westbury. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the countryside, with woodland to the north.
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>A public footpath passes under the railway lines in the east of the site, between a public greenspace and into the rural countryside to the north of the site.</p>

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 8

- The Cotswolds AONB is located approximately 8.9km northwest and the Cranborne Chase AONB approximately 7.2km southwest. Clanger Wood Ancient Woodland is approximately 1.5km north.
- Lying north of Westbury, the site comprises of pastoral land with fragmented internal hedgerow boundaries with raised railway embankments to the north and south.
- A public footpath passes under the railway lines in the east of the site, between a public greenspace and into the rural countryside to the north of the site.
- The landscape is in generally poor to moderate condition with a distinctive tree belt to the southwest. It is poorly connected with adjoining residential areas and green space and is largely neglected.
- It is considered that the site is of generally low landscape sensitivity to development due to its use as a public green space. The site has generally high capacity to accommodate development.
- Overall, a minor adverse effect is considered likely against this objective.

SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
Decision-Aiding Questions. Will the development site...

1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this smaller site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 9

- Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development.
- The site would be likely to support a range of house types, tenures and sizes to meet different needs.
- Overall, a minor positive effect is considered likely against this objective.

SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities
Decision-Aiding Questions. Will the development site...

1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within a less deprived area. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in the most deprived areas. The site has the potential to deliver up to 176 homes of different types and tenures. This site could deliver some affordable housing. There could be social benefits as a result of construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which	Westbury town centre is situated less than 1km to the south of the site. There is good access to the existing public transport network, including to the train station which is around approximately 600m away. The site is less likely to support vast amenity greenspace, but opportunities to retain existing woodland around the railway lines could be an opportunity. Westbury Urban Park is situated to the north, with Slag Lane providing access to this despite the positioning of the railway lines around the site.

are able to cope with the additional demand?	A housing development at this site could generate the need for 16-23 early years school places, 39-55 primary school places and 28-39 secondary places. Financial contributions would be required in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site. The site is approximately 1.9km away from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 unlikely to support a mixed-use development comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town.
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 at the site would grow Westbury to the north, albeit the situation of the railway lines to the north, east and south of the site, limit its relationship with surrounding rural areas. The site would predominately serve Westbury and is small, so would be unlikely to lead to benefits of enhanced local services in this area. As such the site would make a very limited contribution towards the reducing the adverse impacts associated with rural isolation.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site is less likely to have benefits of directing development towards a more deprived area. • Site is likely to provide some affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site could support a small amount of new amenity greenspace. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the on-site provision of community facilities and would be unlikely to support existing facilities through contributions or new users. • Development could make a very limited contribution to reducing rural isolation. • Overall, a neutral effect is likely. 	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...</p>	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce	Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.

reliance on the private car?	
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints No segregated footway/cycleway provisions. Cars to share infrastructure with peds and cyclists in narrow, unlit rural lanes.</p> <p>Site Specific Mitigation Contribution to bus service provision, alongside other sites. Contributions to remove the weight restriction on the B3097 railway bridge. Delivery of footway cycleway provisions and TROs to route vehicles to appropriate areas of the network – this may be out of scale to the proposed development.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p>Pedestrian/Cycle: The site may be served from either Frogmore Road or Slag Lane. Slag Lane accommodates a 2m footway on the northern side of the road, but Frogmore Road has no such provision. The use of Slag Lane may convey pedestrians towards the Rail Station, but access to the Town Centre and education facilities will be provided by Frogmore Road, which is too narrow for much of its route to provide for segregated facilities. Frogmore Road is also enjoyed as a recreational route and the addition of up to 106 vehicles would conflict with the use, thereby presenting a road safety issue.</p> <p>Bus: Bus service provision is accommodated along Slag Lane and Rosefield Way, within the target walking distance of 300m from the site edge; residents within the site will need to walk further than this target distance, but still within acceptable parameters. The bus service provisions have a frequency of no more than 1 bus per hour and contributions should be sought to enhance this; the scale of this contribution to deliver a 30minute service is beyond the scope of the development and hence additional land allocations will be required to deliver this service uplift.</p> <p>The preferred service for the site is the D1 Service which is currently accommodated by Slag Lane. However, should the weight limit be addressed on the B3097 railway bridge, then these will be relocated to The Ham, which extends the walking distance, which will be accommodated by Hawkeridge Road which is a single lane unlit rural lane.</p> <p>The balance of sites coming forward, will therefore have to consider which sites can be accommodated by bus, both before and after any addressing of the railway bridge weight limit.</p> <p>Rail: The railway station is within 800m from the site edge and therefore well within the target 2km maximum walking distance.</p> <p>Service Vehicles: A fully loaded refuse truck can weigh up to circa. 32 tonnes and hence would be restricted from crossing the B3097 railway bridge. With this in mind, any delivery of housing to the north of the bridge, will need to consider collection runs and truck capacities to operate in isolation from the remainder of the town. It is however noted that access for service vehicles from Rosefield Way is possible, despite the existing low railway tunnel on Frogmore Road, however these will again conflict with recreational and pedestrian use of the carriageway of the Road; access from Slag Lane may be preferable, providing impact upon the single lane element of Hawkeridge Road to the north is avoided.</p> <p>Car: Given the scale of development, the impact imposed is unlikely to present typical capacity impacts, although the B3097/Slag Lane roundabout, Frogmore Road/Rosefield Way junction and Hawkeridge Road/The Ham junction will need to be tested. Beyond typical vehicle capacity constraints, as stated, pedestrians and cyclists currently use Frogmore Road and Hawkeridge Lane without having segregated facilities. The impact of up to 106 additional vehicles along such routes will have a significant deleterious effect on current usage by active modes, in conflict with the sustainable objectives of the plan.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved. The site may be served from either Frogmore Road or Slag Lane. Beyond typical vehicle capacity constraints, as stated, pedestrians and cyclists currently use Frogmore Road and Hawkeridge Lane without having segregated facilities. The impact of up to 106 additional vehicles along such routes will have a significant deleterious effect on current usage by active modes, in conflict with the sustainable objectives of the plan. <p>Local Constraints</p>	

<p>No segregated footway/cycleway provisions. Cars to share infrastructure with peds and cyclists in narrow, unlit rural lanes.</p> <p>Site Specific Mitigation Contribution to bus service provision, alongside other sites. Contributions to remove the weight restriction on the B3097 railway bridge. Delivery of footway cycleway provisions and TROs to route vehicles to appropriate areas of the network – this may be out of scale to the proposed development.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p> <ul style="list-style-type: none"> • Overall, given the site size, location and 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>Westbury town centre is situated less than 1km to the south of the site. There is good access to the existing public transport network, including to the train station which is around approximately 600m away. The site is likely to provide only a small amount of support for 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 largely enclosed by the railway lines to the north and south. This may suggest that the site is more suited to an employment development that could be complementary to employment land to the north at the West Wilts Trading Estate and Hawkeridge. There is some potential for this site to support a residential development in this location, but the train network could restrict connectivity between the site and employment land. There is reasonable access to the local road network with Station Road to the west providing access to employment land and the town centre. Residential development could therefore bring some benefits of supporting the local economy. Access to the train station is extremely good and this could suggest attractiveness to higher skilled employment, including the type of employment floorspace that varies from the concentrations of transport/storage/manufacturing that is apparent to the north. This suggests benefits of diversifying the employment offer to meet a range of needs, however the size of the site limits its potential to meet a wide range of employment needs.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?</p>	<p>The site is unlikely to support a mixed-use development. The site could support new employment land to support the growth of businesses in this area of the town. This could deliver, local infrastructure improvements, but would be unlikely to lead to vital bridge improvements to overcome weight constraints.</p> <p>There may be opportunities for the site 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.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>Development in this location would be situated near to residential land. However, the site is physically isolated from the main built-up area of Westbury due to the positioning of the train lines. The site is a good distance from existing employment, but an employment development would be likely to have some benefits of reducing travel to work distances for communities in the north of Westbury.</p>
<p>Assessment outcome (on balance): Minor positive effect</p>	

Summary of SA Objective 12

- This site lacks a good level of accessibility to the town centre but is very close to the train station.
- A mixed-use development is less likely and an employment development may be more suited to the site.
- Employment land at this site could meet some employment needs but would be less like to support wide ranging economic needs.
- Residential development could support existing protected employment land.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 4 (SHELAA site 3620)

Site name: Land to west of Coach Road

Site size: 1.66 ha **Site capacity:** approximate range 41 – 58 dwellings

Site description: The site is greenfield land. The site is positioned to the east of Westbury. Land to the north and the west is subject to a recent residential development. Coach Road runs along the eastern boundary of the site. Public Right of Way WEST1 forms the southern boundary.

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

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

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site comprises a single, rectangular, pastoral field which is bound by hedgerows with trees to the north, east and west. The south site boundary is formed by rear garden boundary treatments, predominantly comprising of fencing/hedgerow with occasional trees. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees, and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Significant loss of pasture unavoidable if site is developed.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The whole site is within 450m of greater horseshoe roost at the cemetery to the south which is critical to retaining the population over the winter. The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. Bratton Downs SSSI is just over 1km to the south-east of the site. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. In terms of priority habitat there are hedgerows, appearing substantial in places, on the site boundaries. These are likely to be flight lines for bats, especially greater horseshoe which roost in the cemetery 440m to the south. The grazed pasture, unlikely to be priority habitat, is likely to be used by foraging horseshoe bats. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
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"> Retention of priority habitat/hedgerows/trees with wide buffer/ecological protection zones. <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): Minor adverse effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> The site comprises a single, rectangular, pastoral field which is bound by hedgerows with trees to the north, east and west. The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The whole site is within 450m of greater horseshoe roost at the cemetery to the south which is critical to retaining the population over the winter. The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. 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. In terms of priority habitat there are hedgerows, appearing substantial in places, on the site boundaries. These are likely to be flight lines for bats, especially greater horseshoe which roost in the cemetery 440m to the south. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. 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 integrated green and blue infrastructure (GBI) include opportunities presented by the retention of hedgerow boundaries and trees with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. Overall, a minor adverse effect is considered likely against this objective. 	
<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 could deliver appropriate densities in line with local planning policy and available evidence. There is modern and new-build residential development adjacent to the site on three sides which may indicate the kind of densities that could be achieved here.</p> <p>Westbury contains a wide range of infrastructure, services and facilities and this site is within approx. 1km of the town centre. 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 entirely 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 most of the site, land contamination is considered unlikely to be a significant issue. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>

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 Grades 3 and 4 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 permanent loss of Grades 3 and 4 quality agricultural land but given the site size, this would not be considered significant. Any development of this site should seek to protect the higher quality agricultural land within the site, where possible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the Cement Works was closed several years ago and since then plant and machinery/buildings have been decommissioned/removed. The site is being promoted for business uses and that provides a good steer that cement manufacturing will not return to Westbury. Significant effects regarding loss of mineral resources are not likely therefore.
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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 3.5 miles away.
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 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 permanent loss of Grades 3 and 4 quality agricultural land but given the site size, this would not be considered significant • This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the cement works was closed several years ago and significant effects are not likely • 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</p> <p>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,	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.

foul drainage, sewage treatment facilities and surface water drainage is available?	With regard to wastewater capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to foul water network capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. 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.
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Assessment outcome (on balance): Moderate (significant) adverse effect

<p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • 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 Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • On the basis of the above evidence, a moderate adverse effect is likely. 	
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SA objective 4 - Improve air quality and reduce all sources of environmental pollution
Decision-Aiding Questions. Will the development site...

1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	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?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • Based on 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 small site in Westbury, 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 minimal flood risk to 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?	<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 Westbury, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.</p>

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 5

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

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

1. Support the development of renewable and low carbon sources of energy?	<p>As this is a smaller 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 in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury area also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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 assets and their settings?	<p>There are no designated conservation assets effected by potential development of this site.</p> <p>The site is within the 100m buffer of several low value features, including a former Medieval ridge and furrow to the north and west of the site, undated ditches in the north-western buffer area which indicate potential activity and iron age/Roman ditches in the north-western buffer area which are of medium value. Further investigation is likely needed. 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>On site there are post Medieval to 21st century piecemeal fields with no prior character 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. 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 its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
<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. 	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB sits approximately 9.7km to the northwest of the site while the Cranborne Chase AONB lies approximately 7.5km to the southwest. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the north of Westbury on Coach Road, adjacent to consented residential development that is currently under construction between Bitham Park (road) and Trowbridge Road. The site is predominantly flat and forms part of the low-lying Clay Lowland that extends north from the foot of the Salisbury Plains. The site comprises a single, rectangular, pastoral field which is bound by hedgerows with trees to the north, east and west. The south site boundary is formed by rear garden boundary treatments, predominantly comprising of fencing with occasional trees.</p> <p>Once nearby consented development is complete, the site will be encompassed by residential development to the north, south and west, altering the rural character of the site. Existing hedgerows along Coach Road provide moderate separation of the site from more exposed landscape to the east of Coach Road, between the settlement edge and Salisbury Plains ridgeline.</p> <p>This is an undesignated landscape that contains relatively indistinctive elements and is influenced by the adjoining residential development. The landscape components of the site are in generally poor to moderate condition and there is little sense of place and limited value. The hedgerow along Coach Road is an important feature in providing a buffer to the site and ongoing residential development to the north of the site.</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 form an abrupt settlement edge with the adjoining, expansive rural landscape to the east. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to existing development. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Limit development in the east of the site that would break the treed skyline and form a prominent settlement edge. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the countryside as part of landscape buffers to development.
3. Protect and enhance rights of way, public open space and common land?	A public footpath links from Westbury, along the southern site boundary to Coach Road. Coach Road is a narrow country lane, bound by hedgerows and trees. It links north, under the railway line and connects with a number of public rights of way in the countryside north of the railway. There is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cotswolds AONB sits approximately 9.7km to the northwest of the site while the Cranborne Chase AONB lies approximately 7.5km to the southwest. • The site comprises a single, rectangular, pastoral field which is bound by hedgerows with trees to the north, east and west. It lies adjacent to consented residential development that is currently under construction between Bitham Park (road) and Trowbridge Road. • The site will be encompassed by residential development to the north, south and west, altering the rural character of the site. • The landscape components of the site are in generally poor to moderate condition and there is little sense of place and limited value. • The site is of generally medium to low landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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	
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	

Decision-Aiding Questions. Will the development site...	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within a less deprived area. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in the most deprived areas. The site has the potential to deliver up to 58 homes of different types and tenures. This site could deliver a small level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated less than 700m to the south-west of the site. There is reasonable access to the existing public transport network. Where possible access to town centre and other facilities via sustainable transport modes should be enhanced and ensured. The site is less likely to support vast amenity greenspace due to its size. Greenspace is apparent to the west of the site, adjacent to Bitham Park/Trowbridge Road. A housing development at this site could generate the need for 5-8 early years school places, 13-18 primary school places and 9-13 secondary places. Financial contributions would be required in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site. The site is 2.4km from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 unlikely to support a mixed-use development comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town. There may be opportunities to enhance PRowS WEST1 and WEST1a through development.
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 at the site would extend Westbury to the east. The site is surrounded to the north, west and south by the existing built form of Westbury. The site lacks a relationship with surrounding rural areas and is unlikely to lead to the significant enhancement of local services, such as the public transport network due to its size. The site would predominately serve Westbury and would therefore have limited benefits in reducing the impacts of rural isolation.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 <ul style="list-style-type: none"> • Development at this site is unlikely to have benefits of directing development towards a more deprived area. • Site is likely to provide some affordable homes as part of a housing development. • The site has very good accessibility to the town centre. • The site is unlikely to support new amenity greenspace. • 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 poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. 	

<ul style="list-style-type: none"> • The site would be unlikely to support the on-site provision of community facilities and would be unlikely to support existing facilities through contributions or new users. • Development could 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 sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.</p> <p>The site may be served from vehicle access from Freestone Grove, Cody Close, or Cheviot Road, however these are not displayed as Highway Maintainable at Public expense and may be subject to ransom. The site may also be served from Coach Road; however, this is not of sufficient width or standard to serve the site, and should the alternatives not be available, then the site would not be considered deliverable.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> The site cannot be delivered from Coach Road in isolation to other opportunities.</p> <p><u>Site Specific Mitigation</u> Delivery of multi-modal access through adjacent site.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><u>Pedestrian/Cycle:</u> Providing no vehicle access is granted to Coach Road, the site may be considered to have an attractive walking and cycling access, in addition to alternative routes through to the adjacent site. Coach Road would preferably be lit, but this would conflict with its current rural condition and hence its use only in light summer months is considered.</p> <p><u>Bus:</u> A town circulatory bus is available from Bithan Park approximately 450m from the site edge, if following Coach Road. As per above, this route may not be appropriate for all months and all conditions and hence access through the adjacent site would be necessary for this purpose; this may subject to ransom.</p> <p><u>Rail:</u> Westbury benefits from a railway station, however this is located approximately 2.7km from the site and beyond reasonable walking distance.</p> <p><u>Service Vehicles:</u> Unless access is available through the adjacent site, the site cannot be serviced.</p> <p><u>Car:</u> As stated, the site is only deliverable if access is achieved through the adjacent site, which may present a ransom.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 11 <ul style="list-style-type: none"> • Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved. • The site may be served from vehicle access from Freestone Grove, Cody Close, or Cheviot Road, however these are not displayed as Highway Maintainable at Public expense • The site may also be served from Coach Road; however, this is not of sufficient width or standard to serve the site, and should the alternatives not be available, then the site would not be considered deliverable. <p><u>Local Constraints</u> The site cannot be delivered from Coach Road in isolation to other opportunities.</p> <p><u>Site Specific Mitigation</u> Delivery of multi-modal access through adjacent site.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p> <ul style="list-style-type: none"> • Overall, given the site size, location and 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)?	Westbury town centre is situated less than 700m to the south-west of the site. There is reasonable access to the existing public transport network. Where possible, access to town centre and other facilities via sustainable transport modes should be enhanced. The site is 1.7km from Westbury Train Station. The site is likely to provide only a small amount of support for the town centre.
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 adjoins a recent residential development. An employment development in this location could be complementary to the local residential growth. A residential development could have some benefits of supporting existing protected employment land to the north of Westbury. Although the site is small and any benefits will be limited as a result. The site is some distance from the train station and the size of the site may limit its potential to meet a range of employment needs and attract higher skilled employment.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	<p>The site is unlikely to support a mixed-use development. The site could support new employment land to support recent residential growth in this area of the town. This could deliver associated local infrastructure improvements.</p> <p>There may be opportunities for the site 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.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with this being 1.7-3km away to the north-west. Development is unlikely to have good benefits of reducing travel to work distances.
Assessment outcome (on balance): Minor positive effect	
<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • This site has a reasonably good level of accessibility to the town centre but is further from the train station. • A mixed-use development is less likely, but either a residential or employment development could be supported at the site. • New employment land could support recent residential development. • Site is small so unlikely to meet a good range of employment needs or a large number of homes. • Residential development could support existing protected employment land. • Overall, a minor positive effect is likely. 	

<p>Site Number and SHELAA ref(s): Site 5 (SHELAA sites 3679, 3404) Site name: Land at Bratton Road Site size: 38.63 ha Site capacity: approximate range 965 – 1,353 dwellings Site description: The site is situated to the east of Westbury. The site is greenfield land made up of several parcels, which are in agricultural use. The site wraps around Coach Road Farm and Coach Road runs along the western boundary of the site. The built area of Westbury is positioned beyond Coach Road to the west. The railway line is positioned to the north of the site. The northern part of the site, which wraps around Coach Road Farm, includes a track road. This provides access to White Horse Country Park to the east of the site. A caravan and camping site is positioned within the site boundary to the north.</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>This is a large site, comprising several fields of varying sizes. The fields are generally bound by hedgerows and grass verges. There is a distinctive line of trees through the north of the site and along the southeast site boundary. Roadside hedgerows along Coach Road, to the west of the site, are generally substantial. There is a small watercourse along the northeast site boundary and fishing lake to the east of it. Railway line along northern boundary is a local habitat corridor requiring buffering. Development should avoid key hedgerow / tree belt priority habitat by creating interlinked network of suitable alternative natural greenspace (SANG) through 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. Biodiversity net gain on site could be targeted to minimise impacts on bats, newts and priority habitat.</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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The whole site is within 450m of greater horseshoe roost at the cemetery to the south which is critical to retaining the population over the winter. The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the northernmost part of the site falls within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. Bratton Downs Site of Special Scientific Interest (SSSI) sits a short distance to the south of the site, as does Salisbury Plain SSSI (circa 1.5km). The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. In terms of priority habitat, there are many hedgerows and tree belts which form strong habitat network on and off site. Tree scrub habitat is present alongside deciduous woodland habitat north of Bratton Road. Northern part of site is within a risk zone and strategic opportunity area for great crested newts. This site contains a very significant proportion of grazing land within 1 km of the cemetery horseshoe roost which is critical to retaining the population over the winter. The railway line along the northern boundary is a local habitat corridor requiring buffering. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> • Retention of priority habitat with wide buffer/ecological protection zones. • Provision of an interlinked network of suitable alternative natural greenspaces (SANG) through the site. • Railway line habitat corridor along northern boundary and associated buffering. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • This is a large site, comprising several fields of varying sizes. The fields are generally bound by hedgerows and grass verges. There is a distinctive line of trees through the north of the site and along the southeast site boundary. Railway line along northern boundary is a local habitat corridor requiring buffering. • 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. Biodiversity net gain on site could be targeted to minimise impacts on bats, newts, and priority habitat. • The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The whole site is within 450m of greater horseshoe roost at the cemetery to the south which is critical to retaining the population over the winter. The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the northernmost part of the site falls within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. • In terms of priority habitat there are many hedgerows and tree belts which form strong habitat network on and off site. Northern part of site is within risk zone and strategic opportunity area for great crested newts. This site contains a very significant proportion of grazing land within 1 km of the cemetery horseshoe roost which is critical to retaining the population over the winter. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of priority habitat with wide buffer/ecological protection zones, the railway line habitat corridor along northern boundary and associated buffering and the provision of an interlinked network of suitable alternative natural greenspace (SANG) through the site. The development of the site should conserve and enhance GBI. • Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence. There is modern residential development adjacent to the site which may give an indication as to the densities that could be achieved on this site.</p> <p>Westbury contains a wide range of infrastructure, services and facilities. There are bus services/routes which could potentially serve this site along Bitham Park and at the cemetery. 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 entirely of greenfield land and therefore there are no opportunities to maximise the reuse of PDL.

3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This site consists predominantly of greenfield land in agricultural use. Most of the site appears not to have been developed before.</p> <p>A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.</p>
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grades 3 and 4 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV.</p> <p>Development of this site would lead to a permanent loss of Grades 3 and 4 agricultural land and given the site size; this would be considered a significant loss. 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>This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the Cement Works was closed several years ago and since then plant and machinery/buildings have been decommissioned/removed. The site is being promoted for business uses and that provides a good steer that cement manufacturing will not return to Westbury. Significant effects regarding loss of mineral resources are not likely therefore.</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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 3.5 miles away.</p>

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

Summary of SA Objective 2

- It is considered that development of this site could deliver appropriate densities given its location
- This site consists entirely of greenfield land and therefore there are no opportunities to maximise the reuse of PDL
- Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward
- Development of this site would lead to a permanent loss of Grades 3 and 4 agricultural land and given the site size, this would be considered a significant loss
- This site is within the Minerals Safeguarding Area for chalk and clay at Westbury. However, the Cement Works was closed several years ago and significant effects are not likely
- 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 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 wastewater capacity, it is likely that significant off-site infrastructure reinforcement would be required. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to foul water network capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. 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	
<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 significant off-site infrastructure reinforcement would be required. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • 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?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite. The north boundary of the site abuts a railway line and to the east lies a golf driving range which may be a source of noise arising from early morning machinery. A noise impact assessment would be required to determine the potential impacts and mitigation.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.

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	
<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 north boundary of the site abuts a railway line and to the east lies a golf driving range which may be a source of noise arising from early morning machinery. A noise impact assessment would be required to determine the potential impacts and mitigation. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • Based on the above evidence, a moderate adverse effect is likely. 	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)	
Decision-Aiding Questions. Will the development site...	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	<p>As this is a larger site in Westbury, it is considered that more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.</p> <p>It would be possible for a development of this scale to include renewable energy generation within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is Bitham Brook approximately 0.6 km to the west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	<p>There is a high groundwater flood risk across a very small area in the very south of the site. This means groundwater levels are less than 0.25m below ground level.</p> <p>There is a medium groundwater flood risk across a very small area of the south of the site. This means groundwater levels are between 0.25 – 0.5m. 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 medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.</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 Westbury there may be provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some SuDS may be inhibited by high groundwater levels.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • There is a very small area of high and medium groundwater flood risk across part of the site which could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for this development to include renewable energy generation. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • The size of this site may lend itself to renewable energy opportunity, however it also has the potential to produce significantly more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a large site which could produce more emissions than a smaller one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the loss of greenfield land which thus natural drainage, a minor adverse effect is likely. 	
<p>SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy 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 in order to manage new system capacity. Solutions</p>

	<p>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 in Westbury are all constrained, therefore could potentially withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity Map, the substations in Westbury are also all 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?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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"> • 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. 	
<p>SA objective 7 - Protect, maintain and enhance the historic environment</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the	There is a possible impact of cumulative development on setting of scheduled Bratton Camp that requires assessment. Also, a possible impact on setting of Grade II* Heywood House. PPG setting guidance requires that LPAs also take account of the cumulative impact of development on the settings of designated assets, and this may be an issue here. The impact on setting of Bratton Camp and White Horse requires assessment. This is a very large site in a prominent position within the landscape and the contribution of wider landscape and impact of increasing development within setting of Bratton Camp requires assessment. Heywood House is a significant country House in a designed landscape which enjoyed deliberately framed views towards the White Horse and assessment of the possible impact of

<p>character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>cumulative development on setting is required and may cause unacceptable harm. The site is beyond the current built envelope of town and adequate mitigation for potential impact on wider landscape settings of highly graded monuments/buildings is likely to severely reduce any capacity of the site. Historic England need to be consulted.</p> <p>The site includes various archaeological features, including:</p> <ul style="list-style-type: none"> • Mesolithic flint findspot near centre of the site – low value • Bronze Age pit in south of site – high value • Bronze Age burials in south of site – high value • Saxon coin in centre of site – low value • Post-medieval pottery near centre of the site – low value • Post-medieval plough marks in south of the site – low value • Undated pits and ditches across site – moderate value • Post-medieval field system in north of site – low value • Undated irregular enclosure in north-east of site – high value • Undated ditches and pits north east and east of site – moderate value • Undated pits and ditches across site – moderate value • Medieval to Post-medieval ridge and furrow identified in site – very low value <p>And within a 100m Buffer there are the following features:</p> <ul style="list-style-type: none"> • Bronze Age / Iron Age midden in south-west area of buffer – high value • Iron Age ditches in south-west area of buffer – high value • Undated enclosure in north-east area of buffer – high value • Roman trackway in north-west area of buffer – high value • Undated Ditches in south-west area of buffer – moderate value • Undated ditches in northern area of buffer – moderate value • Undated ditches in north-western area of buffer – moderate value • Post-medieval ditches in south-western area of buffer – low value • Medieval ridge and furrow identified in east area of buffer – very low value • Medieval field system in north area of buffer – low value • Medieval ridge and furrow identified in north-west area of buffer – very low value • Bronze Age / Iron Age midden in south-east area of buffer – high value • Post-medieval ditches in south-east area of buffer – low value <p>Based on evidence that is currently available and known, and the site's relatively large size, the site appears to be heavily constrained by archaeological remains. Site has been subject to 4 evaluations, 2 watching briefs, 2 geophysical surveys and fieldwalking. Precise extent of land surveyed uncertain. Therefore, further investigation is likely needed during a planning application to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.</p> <p>Based on evidence that is currently available and known, and the site's relatively large size, the site appears to be heavily constrained by archaeological remains.</p>
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	<p>Site has been subject to an evaluation and geophysical survey. Precise extent of land surveyed uncertain and likely didn't include entirety of site. Therefore, further investigation is likely needed during a planning application to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.</p> <p>The comprises various features that are considered to have not highly sensitive historic landscape features, including in the central portion of site and north western edge characterised as Post-medieval piecemeal enclosure, little changed since 19th century, no prior character still legible , the north east portion of the site is characterised as modern field formed of Post-medieval piecemeal enclosure with some former landscape character legible, earlier character not legible and the southern corner of site characterised as modern field formed of amalgamated post-medieval piecemeal fields, character of which is still legible, earlier character not legible, some recent housing development. Site characterised as modern field formed of amalgamated post-medieval piecemeal fields, character of which is still legible, earlier character not legible, some recent housing development.</p> <p>The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, 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): 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 moderate/high. • The potential for significant adverse archaeological effects is high. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, a moderate adverse effect is 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.</p>	<p>The Cotswolds AONB sits approximately 9.5km to the northwest of the site, the Cranborne Chase AONB is approximately 7.4km to the southwest and Clanger Wood Ancient Woodland is approximately 1.4km to the north. Significant impacts on nationally designated landscapes from development are not anticipated.</p>

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 is located to the northeast of Westbury, between the railway line and Bratton Road. The site is located on gently sloping landform at the bottom of the steep-sided slopes of Westbury Hill which forms part of the distinctive ridgeline to the east of Westbury. The landform begins to rise more steeply to the south of Bratton Road, with steep grassy cliffs forming the skies of the Wessex Ridgeway and west edge of Salisbury Plain. There is a small watercourse along the northeast site boundary and fishing lake to the east of it.</p> <p>This is a large site, comprising several fields of varying sizes. The fields are generally bound by low hedgerows and grass verges, resulting in an open and expansive local landscape. There is a distinctive line of trees through the north of the site and along the southeast site boundary. Roadside hedgerows along Coach Road, to the west of the site, are generally substantial and provide a buffer to the existing settlement edge.</p> <p>The site has a strong rural character that is separate from the existing settlement. It forms part of a relatively open, low-lying landscape that extends northeast of Westbury, around the base of the ridgeline. There are long-ranging views over the low-lying landscape from the ridge. Vegetation boundaries around the existing settlement provide a narrow buffer between built form and the countryside and help to assimilate the settlement edge in the context of the surrounding open landscape. The site forms part of the distinctive lowland landscape at the foot of the ridgeline slopes, which opens up to the northeast of Westbury. It has a distinctly rural character in contrast to the settlement to the west. The site is in generally good to moderate condition with occasional distinctive landscape features.</p> <p>Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the south and east at the base of the ridgeline slopes and beyond the existing substantial tree belt. The site has generally medium capacity to accommodate development, with reduced capacity in the south and east of the site.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to form a conspicuous settlement edge and result in substantial urban expansion that encroaches on the distinctive character of Westbury Hill and the ridgeline to the south and would stand out in views from the ridgeline. • Potential loss of hedgerows and distinctive tree belts that would alter the rural character and remove local green links. • Potential change from a rural to urban context for users of the bridleway and visitors to Westbury White Horse Viewpoint adjacent to the site. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid high density development that would stand out in the rural landscape. • Limit development through the south and east of the site to prevent urban sprawl that would stand out in views from the ridgeline and avoid encroachment on the distinctive character of the rising slopes to the ridgeline. • Retain and enhance hedgerows and trees as part of a mature landscape framework that links between Westbury and the surrounding countryside and provides screening and/or buffers to built form. • Retain the rural character of key public rights of way and viewpoints.
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way within the site. A bridleway passes along the south site boundary, along Lower Westbury Road and linking between the edge of Westbury and Bratton to the east. Several routes link from the local road network, south to the ridge and Salisbury Plain. The Westbury White Horse viewpoint is located to the south of the site. There are several footpaths, viewpoints, and notable features along the ridge to the south/southeast of the site. There are long views to the north, from the viewpoint on Westbury Hill. There is no public open space or common land within this site.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cotswolds AONB sits approximately 9.5km to the northwest of the site, the Cranborne Chase AONB approximately 7.4km to the southwest and Clanger Wood Ancient Woodland approximately 1.4km to the north. • The site is located on gently sloping landform at the bottom of the steep-sided slopes of Westbury Hill which forms part of the distinctive ridgeline to the east of Westbury. • This is a large site, comprising several fields of varying sizes. The fields are generally bound by low hedgerows and grass verges, resulting in an open and expansive local landscape. There is a distinctive line of trees through the north of the site and also along the southeast site boundary. 	

<ul style="list-style-type: none"> • The site has a strong rural character that is separate from the existing settlement. It forms part of a relatively open, low-lying landscape that extends northeast of Westbury, around the base of the ridgeline. • The site forms part of the distinctive lowland landscape at the foot of the ridgeline slopes, which opens up to the northeast of Westbury. It has a distinctly rural character in contrast to the settlement to the west. • The site is in generally good to moderate condition with occasional distinctive landscape features. • The site is of generally medium landscape sensitivity to development, with higher sensitivity to the south and east at the base of the ridgeline slopes and beyond the existing substantial tree belt. The site has generally medium capacity to accommodate development, with reduced capacity in the south and east of the site. • Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
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 within a less deprived area. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in the most deprived areas, however wider benefits may be apparent at Westbury, where area of higher deprivation are apparent, as a result of a development of this size. The site has the potential to deliver up to 1350 homes of different types and tenures. This site could deliver a significant level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated approximately 0.7-1.5km to the west of the sites nearest and furthest boundaries. There is reasonable access to the existing public transport network, however efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre and other facilities are apparent. The size of the site suggests that it would be able to support a good amount of amenity greenspace and existing woodland site presents an opportunity for this. White Horse County Park is situated within the site boundary. A housing development at this site could generate the need for 125-176 early years school places, 299-419 primary school places and 212-298 secondary places. This site would require a new 2FE primary school on site, 2ha of land and monies would be required to support this. This could also support 60 early years places. A further 80-100 place day care nursery would also be required. This would also require a site and monies. There is some existing capacity within Matravers School, but a funded expansion may be required to meet the full secondary needs arising from this site.

	The site is 2.5km-3km away from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 large and more likely to support a mixed-use development incorporating community uses and public open space. There could be an opportunity to focus these around new education facilities to bring forward a new local centre. A development at this site is also likely to support existing facilities at the town through contributions/new users.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site is situated on the east of Westbury. The site is large and the B3098 links the site to the surrounding rural areas. There could be some benefits in reducing the impacts of rural isolation through new or improved local services as a result of development. However, these are unlikely to be significant as the site would predominately serve Westbury.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10	
<ul style="list-style-type: none"> • Development at this site is unlikely to result in benefits of directing development towards a more deprived area. • Site is likely to provide a significant level of affordable homes as part of a housing development. • The site has very good accessibility to the town centre. • The site could support new onsite amenity greenspace and the existing country park within the site. • Early years, primary and secondary schooling provision could be met through new onsite provision, existing capacity or expansion of existing provision. • Accessibility to existing health care provision is poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site could support the onsite provision of community facilities and provide some support to existing facilities through contributions and new users. • Development would be likely to make a 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 reliance on the private car?	<p>Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.</p> <p>The site is positioned on the eastern extremity of Westbury, at a point where it is felt that as a traveller you have already left the town. To address this, and to maximise the use of active travel modes, the site will need to directly address Bratton Road to instil a sense of activity, which will be required to restrain vehicular speeds and ensure the local environment is suitable and attractive for walking and cycling.</p>

<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> Lack of attractive walking and cycling infrastructure. Limited opportunity to enhance bus transit associated with the site. Impacts on junctions at either end of Bitham Park, the A350/B3098 junction and the A350/A363/Hawkeridge Road roundabout.</p> <p><u>Site Specific Mitigation</u> Contribute to increase bus service frequency. Mixed use development with increased opportunities to capture trips. Junction capacity enhancements.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way. Because of the size of development, the proportional scale of contribution may be larger than other sites, given that it cannot be locally mitigated.</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 Town Centre is approximately 1200m from the site, following the route of the B3098. The B3098 has a single footway on the northern side for much of its length, with a width below the recommended 2m. The B3098 also has limited site frontage and hence secure over-looking is not provided for pedestrians and hence it presents an unattractive route to the town centre. The site is within reasonable walking distance to primary school opportunities and circa. 1600m from a secondary school. The route to the secondary school follows the B3098 and as per above, this is considered unattractive and not secure and may result in additional car movements. Because of the scale of the development, it is possible that additional facilities may be provided on site to capture trips, e.g., retail opportunities etc. However, it is unlikely that significant retail, employment and education opportunities will be delivered unless there is unaddressed demand across the town.</p> <p><u>Bus:</u> The nearest bus stops are directly adjacent to the site; however, these are only served by the 87 service which has a very poor (hour plus) frequency. Whilst the development site may contribute to enhance local service frequency, with access only being achieved from a single highway corridor, it may be unattractive for a service provider to penetrate into the site; without site penetration, residents may walk up to 1km to the nearest bus stop, which would not enhance the attractiveness of bus transit.</p> <p><u>Rail:</u> The railway station is beyond 2.5km walking distance and hence accessibility by active modes is not considered possible. For such a large site, rail mode share is important, and hence any feasible enhancements at the station to accommodate car parking and bus transit should be contributed to.</p> <p><u>Service Vehicles:</u> The B3098 is sufficient to accommodate the service demands of the site.</p> <p><u>Car:</u> Such a large development will have a widespread impact, and this should be tested strategically. It is likely that any assessment will need to consider the junction capacities at either end of Bitham Park and the B3098/A350 junction. With the primary road network, being the A350, directly penetrating the town, Westbury experiences issues of congestion which result in much of the network being sensitive to traffic impacts and hence the scope of assessment for large development in Westbury may be larger than it would be for other towns. Beyond the town, the A350/A363/Hawkeridge Road roundabout at Yarnbrook raises concern and such a large development will have a direct impact. Whilst there will be some mitigation in the form of the Yarnbrook West Ashton Relief Road, this may not affect the route choice north for the development.</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 sites' size and location, it is considered realistic for a mixed-use development to be achieved. The site is positioned on the eastern extremity of Westbury, at a point where it is felt that as a traveller you have already left the town. To address this, and to maximise the use of active travel modes, the site will need to directly address Bratton Road Such a large development will have a widespread impact, and this should be tested strategically <p><u>Local Constraints</u> Lack of attractive walking and cycling infrastructure. Limited opportunity to enhance bus transit associated with the site. Impacts on junctions at either end of Bitham Park, the A350/B3098 junction and the A350/A363/Hawkeridge Road roundabout.</p>	

<p>Site Specific Mitigation Contribute to increase bus service frequency. Mixed use development with increased opportunities to capture trips. Junction capacity enhancements.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way. Because of the size of development, the proportional scale of contribution may be larger than other sites, given that it cannot be locally mitigated.</p> <ul style="list-style-type: none"> • Overall, given the site size, location and 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>Westbury town centre is situated approximately 0.7-1.5km to the west of the sites nearest and farthest boundaries. There is reasonable access to the existing public transport network. Where possible access to town centre and other facilities via sustainable transport modes should be enhanced. The site is 1.8km from Westbury Train Station. Overall, the site is likely to be able to support a large development and a good number of new users a reasonable distance away from 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 large and has the potential to support mixed-use development, including both housing and employment land. The site is well related to recent residential development and employment uses could be complementary to what is a predominately residential area of Westbury. The site is some distance from the train station and lacks good access to both the major road and public transport networks as a result. This is likely to reduce any attractiveness to higher skilled labour. Thus, while the site is a good size to support a wide range of employment needs, it is unlikely to be able to support new higher skilled employment that would aid the town's diversification away from manufacturing and logistics employment to the north of the town. Despite this, the site has some access to the A350 via Bitham Park. Employment development alone could result in negative effects as a result of diverting new business away from employment land to the north, including Hawkeridge Business Park, which is yet to come forward.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site to local employment land and transport hubs.</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 a good level of new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>Opportunities for the site to support energy generation from renewable and low carbon sources are likely to be apparent. 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>Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with this being 1.9-3.7km away to the north-west. A mixed-use development could have very good benefits of locating housing and employment in close proximity, reducing the need to travel to work.</p>

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

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre but is further from the train station.
- A mixed-use development could be apparent, placing new jobs in close proximity to new and recent housing development.
- New employment land could support recent residential development, but risks of competition between the site and emerging employment land could result in negative effects on the local economy.
- Site is large so likely to meet a good range of employment needs, although major transport connectivity is more limited at this site.
- Residential development could support existing protected employment land.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 6 (SHELAA sites 251)
Site name: Land rear of Leighton Recreation Centre
Site size: 1.6 ha **Site capacity:** approximate range 32 – 48 dwellings
Site description: The site is positioned to the south of Westbury and to the rear of existing properties. The site is subject to some onsite woodland and residential properties within the site boundary. Residential gardens are situated to the west, north and south of the site. The site is predominately greenfield.

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?	This is a small site comprising of rough grassland with scattered shrubs and trees. The east site boundary is a mature hedgerow with trees along the edge of a small field. The field to the east of the site is bound by woodland trees, which continue east along the line of a watercourse to a small woodland. Retain all priority grassland /scrub habitat as part of design whilst also retaining orchard, woodland, and hedgerows. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). White Scar Hanging County Wildlife Site and Upton Cow Down Site of Special Scientific Interest (SSSI) lie a short distance southeast of the site whilst Salisbury Plain SSSI sits within circa 1.5km of the site. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. In terms of priority habitat, much of the site is recorded as supporting priority habitat including traditional orchard (eastern field), and mixed habitat (woodland / scrub) in the southern block. Large mature trees are present throughout the site and overgrown hedgerows. These connect with nearby habitat/woodland and woodland/scrub around the southern periphery of Crusader Park. Their retention is key to maintaining this habitat network. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. Buildings within and off site in the south hold potential for bats. Hedgerows require wide buffers to reduce risk of light spill and risks to dormice.
3. Ensure that all new developments protect Local Geological Sites	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.

(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"> Retain all priority grassland /scrub habitat as part of design whilst also retaining orchard, woodland, and hedgerows with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1	
<ul style="list-style-type: none"> This is a small site comprising of rough grassland with scattered shrubs and trees. The east site boundary is a mature hedgerow with trees along the edge of a small field. The field to the east of the site is bound by woodland trees, which continue east along the line of a watercourse to a small woodland. Retain all priority grassland /scrub habitat as part of design whilst also retaining orchard, woodland, and hedgerows. 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 estimated capacity will be much reduced by the above requirements for mitigation. The site lies within the 6.4km zone of influence for Salisbury Plain SPA with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats SAC. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. In terms of priority habitat, much of the site is recorded as supporting priority habitat including traditional orchard (eastern field), and mixed habitat (woodland / scrub) in the southern block. Large mature trees are present throughout the site and overgrown hedgerows. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of all priority grassland /scrub habitat as part of design whilst also retaining orchard, woodland, and hedgerows with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site would not deliver appropriate densities, given the extent of mature vegetation on the site and the low density of adjacent residential development.</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 consists mostly of greenfield land and there are few opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land?	This site consists predominantly of greenfield land including woodland 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. 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.

If 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)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of urban land. The site is not in agricultural use. Development of this site would not lead to the loss of BMV 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 Minerals 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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 2.5 miles away.</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 would not deliver appropriate densities, given the extent of mature vegetation on the site and the low density of adjacent residential development • This site consists mostly of greenfield land and there are few opportunities to maximise the reuse of PDL • Given the undeveloped nature of most of the site, land contamination is considered unlikely to be a significant issue. A more detailed assessment of the site would be required prior to any development coming forward • Development of this site would not lead to the 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	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,

water quantity/ quality?	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 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. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. Minor water 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. • Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. • With regard to foul water network capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. • Minor water infrastructure crosses the site. • On the basis of the evidence above it is considered that 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?	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	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.

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. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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 in Westbury, 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>
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 is a small watercourse approximately 50m north of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a high groundwater flood risk across 12% of the site. This means groundwater levels are less than 0.25m below the ground surface. There is a medium groundwater flood risk across 83% of the site. This means groundwater levels are between 0.25 – 0.5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The risk is mainly on the south east edge of the site. 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>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 Westbury, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some types of SuDS may be inhibited due to 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 high or medium groundwater flood risk across the site. 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 smaller 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.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury area all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all 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>
<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>
<p>4. Deliver high-quality development that maximises the use of sustainable construction materials?</p>	<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>
<p>5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?</p>	<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>
<p>Assessment outcome (on balance): Neutral effect</p>	
<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. 	

<ul style="list-style-type: none"> 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>The site could have some impact on Grade II Listed Leighton House and park. Whilst the site doesn't appear to have formed part of historic park, but Leighton House is a significant country house with a designed landscape which extended into surrounding 'borrowed' landscape. The impact would require assessment and is likely to require mitigation (via retention of existing mature tree belts) which may reduce capacity of site.</p> <p>The site is within the 100m buffer of several low value features, including undated field system in the east and west buffer area, a demolished 19th century farm building in southern buffer area, former post medieval water mill (Chalford Mill) in northern buffer area, site now developed and various (c.7) extant buildings at Chalford noted on the HER in the northern and southern buffer area. Investigation is likely needed across the site during a planning application process in the form of geophysical survey and subsequent trial trenching, as no previous investigation has taken place on this 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 lies within a settlement named Chalford, characterised as a Post Medieval to 21st century village with historic origins whose historic character remains intact 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 consider the historic character of the historic Chalford village. 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>
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 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 5.4km to the southwest 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 lies to the southeast of Westbury, between existing residential properties on Chalford Gardens and Wellhead Drove. It is on sloping landform that rises from a tributary watercourse north of the site. The landform rises from approximately 90m AOD, south through the site to approximately 98m AOD. The slope continues to rise to the southeast of Westbury, towards the distinctive ridgeline that form the northwest edge of Salisbury Plain and frames the southeast of Westbury.</p> <p>This is a small site comprising of rough grassland with scattered shrubs and trees. It is encompassed by rear gardens of residential properties to the north, south and west. Property boundaries are generally hedge with mature trees. The site forms part of the wooded landscape on the southeast of Westbury. The east site boundary is a mature hedgerow with trees along the edge of a small field. The field to the east of the site is bound by woodland trees, which continue east along the line of a watercourse to a small woodland. The site contributes to the existing, well-integrated settlement edge.</p> <p>This is an undesignated landscape that contains a variety of components. The landscape components within the site are neglected in part. However, the mature trees form part of the identifiable wooded landscape to the southeast of Westbury. The site itself has limited sense of place and value.</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 built form to break the treed skylines. • Potential for removal of distinctive, mature trees within and bounding the site, which would alter the wooded landscape character and weaken links with woodland to the east and southeast. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid tall development heights that would break treed skylines and stand out in the wooded, rural settlement edge. • Retain and enhance trees and woodland as part of a mature landscape framework that maintains green links and contributes to landscape buffers to development.
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 rights of way pass through or alongside the site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB sits approximately 5.4km to the southwest of the site. • Lying to the southeast of Westbury, the site comprises of rough grassland with scattered shrubs and trees. It is encompassed by rear gardens of residential properties to the north, south and west. Property boundaries are generally hedge with mature trees. 	

<ul style="list-style-type: none"> • The landscape components within the site are neglected in part. However, the mature trees form part of the identifiable wooded landscape to the southeast of Westbury. The site itself has limited sense of place and value. • Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 within a less deprived area. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in 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 level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated approximately 1km to the north of the site. There is good access to the existing bus network. The size of the site suggests that it would be unlikely to support vast amenity greenspace, however there is existing woodland onsite that could be retained to support amenity greenspace. The site is less than 300m from Wellhead Springs and approximately 1.2km from Upton Cow Down. 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 in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site. The site is 1.1km away from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town. However, the site is located in close proximity to Leighton Recreation Centre and while benefits are likely to be limited, some benefits may be apparent through a development in this location.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site is situated to the rear of existing homes within the Westbury settlement boundary. The site is small and is unlikely to make a significant contribution to improvements to local services, such as public transport. There may be some benefits for residents of this area of Westbury which is characteristically more rural, however these dwellings are within Westbury and the site would be serving Westbury. As such any benefits 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 is unlikely to have benefits of directing development towards a more deprived area. • Site is likely to provide a small level of affordable homes as part of a housing development. • The site has good accessibility to the town centre. • The site is unlikely to support new amenity greenspace, but there may be opportunities to retain existing trees. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is good and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the onsite provision of community facilities. • Development could make a 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 sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.
2. Provide suitable access and not	<p>Local Constraints</p> <p>The site is not served by a nearside footway and crossing facilities may not be provided. A sufficient site access may not be achievable.</p>

significantly exacerbate issues of local transport capacity?	<p>Site Specific Mitigation It is unlikely that the issues associated with the site could be appropriately mitigated.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</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 not directly served by a footway and all pedestrians would be required to cross the road. The nature and use of the serving road, being the A350, would dictate that a controlled crossing may present the only safe means to cross the road and yet the development would not be of a scale to justify this, with low demand presenting its own safety concerns; the lack of use of a controlled crossing may result in it being ignored by drivers. Furthermore, the delivery of a controlled crossing may not be possible given the geometry of the available corridor. Beyond the lack of footway, where footway is provided, the A350, being busy, presents an unattractive route for pedestrians and cyclists would be advised to not share the carriageway.</p> <p>Bus: Bus service are accommodated by local bus stops, but these require upgrading with means to cross the road forming part of the consideration. Any delivery of development in this location would require the southbound stop to be relocated to avoid conflict with the access.</p> <p>Rail: The site is beyond 2.5km from the railway station and not initially supported by pedestrian infrastructure.</p> <p>Service Vehicles: The site, being served from the A350, may be easily serviced, subject to access design requirements being met.</p> <p>Car: The site is directly served from the A350, being the primary road network and hence any access provision should be compliant with Design Manual for Roads and Bridges. Having considered the site, it is very unlikely that the site access frontage can meet the junction visibility standards required for hierarchy of the road, the road speed and the inclined gradient.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved The site is directly served from the A350, being the primary road network and hence any access provision should be compliant with Design Manual for Roads and Bridges. <p>Local Constraints The site is not served by a nearside footway and crossing facilities may not be provided. A sufficient site access may not be achievable.</p> <p>Site Specific Mitigation It is unlikely that the issues associated with the site could be appropriately mitigated.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1km to the north of the site. There is good access to the existing bus network. The site is 2.2km from Westbury Train Station, however the site is 1.3km from Dilton Marsh station, which serves the local community with links to Westbury and Warminster to the north and south, respectively. The site is likely to provide only a small amount of support for the town centre.
2. Provide a variety of employment land to meet all needs, including those for higher skilled	The site is enclosed to the rear of existing properties. The site is unlikely to be able to support a mixed-use development or a larger employment development. The site is fairly small and could support a small development of either residential or employment. The site is approximately 2.7km away from protected employment land and development is unlikely to support this as a result. A small employment development could be complementary to the surrounding residential land uses and nearby town centre, however the size of the site is likely to limit attractiveness to higher skilled employment. The site is adjacent to the A350, which could help support new employment uses.

employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	Sustainable transport improvements are less likely to accompany this site, but active travel choices could be promoted.
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>The site is unlikely to support a mixed-use development. The site could support new employment land to support recent residential growth in this area of the town. This could deliver associated local infrastructure improvements.</p> <p>There may be opportunities for the site 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.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with this being more than 2km away. Development is unlikely to have good benefits of reducing travel to work distances.

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre but is further from Westbury Train Station. However, the site is situated closer to Dilton Marsh Station.
- A mixed-use development is less likely, but either a residential or employment development could be supported at the site.
- New employment land could support recent residential development.
- Site is small so unlikely to meet a good range of employment needs or attract higher skilled employment.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 7 (SHELAA sites 3375, 3337, 622 & 3740)

Site name: Turnpike Field, Old Dilton Lane and Land at Titford Farm

Site size: 20.33 ha **Site capacity:** approximate range 507 – 712 dwellings

Site description: The site is greenfield and is made up of several parcels. The site is positioned to the south of Westbury and is subject to some existing woodland. Public Right of Way WEST28 crosses the site and West27 is situated to the east along the northern boundary. The site sits quite high in the landscape and slopes away to the west and south. Listed buildings and structures are apparent to the west of the site at the base of the slope, along Westbury Leigh. The centre of the site wraps around land in agricultural use. Leighton Park 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...	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site comprises large and medium sized fields and a strip of rough grassland with conifer trees. It is part of a patchwork of arable and pastoral fields of varying sizes. The south and west site boundaries are formed by riparian trees and shrubs along the Biss Brook and its tributary. The fields within the site are bound by a combination of grass verge and hedgerow boundaries with occasional trees. The east site boundary along Warminster Road is formed by a grass embankment with mature trees with trees continuing around the northwest of the site with a small block of woodland that wraps around the north 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.</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. Provision of biodiversity net gain 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).</p> <p>The site connects well with nearby county wildlife sites by linking across the road and woodland/scrub around the southern periphery of Crusader Park. Retention of hedgerows and trees is key to maintaining this habitat network. The site wits within circa 1km of Upton Cow Down Site of Special Scientific Interest (SSSI) with Salisbury Plain SSSI not far beyond. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>In terms of priority habitat, the site is a patchwork of small fields, with overgrown hedgerows, scattered trees, a small copse, and grassland. Biss Brook, which comprises priority habitat, flows immediately west of the site through the southwestern-most extent of the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. Buildings within and off site in the south hold potential for bats. Hedgerows require wide buffers to reduce risk of light spill and risks to dormice. Developable area is likely to be limited due to the constraints of retaining hedgerows with wide buffers.</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 priority habitat, including hedgerows and trees, with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1	
<ul style="list-style-type: none"> • The site comprises large and medium sized fields and a strip of rough grassland with conifer trees. The south and west site boundaries are formed by riparian trees and shrubs along the Biss Brook and its tributary. The fields within the site are bound by a combination of grass verge and hedgerow boundaries with occasional trees. The east site boundary along Warminster Road is formed by a grass embankment with mature trees with trees continuing around the northwest of the site with a small block of woodland that wraps around the north 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. 	

<ul style="list-style-type: none"> • 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). • The site connects well with nearby County wildlife sites by linking across the road and woodland/scrub around the southern periphery of Crusader Park. Retention of hedgerows and trees is key to maintaining this habitat network. • In terms of priority habitat, the site is a patchwork of small fields, with overgrown hedgerows, scattered trees, a small copse and grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • Developable area is likely to be limited due to the constraints of retaining hedgerows with wide buffers. • Scope for integrated green and blue infrastructure include opportunities include those presented by the retention of priority habitat, including hedgerows and trees, with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. • Overall, a moderate 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 could deliver appropriate densities in the north of the site. There is residential development adjacent to the site to the north which may give an indication as to the densities that could be achieved on this site. Development in the southern and western parts of the site may need to be built at lower densities, however, as the site encroaches into open countryside.</p> <p>Westbury contains a wide range of infrastructure, services and facilities. There are bus services/routes which could potentially serve this site along the A350. 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 entirely 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 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, 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 partly of urban land but also significant areas of Grades 2 and 4 agricultural land.</p> <p>Development of this site would likely lead to a significant permanent loss of Grade 2 BMV agricultural land. 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 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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 2.5 miles away.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 2

- It is considered that development of this site could deliver appropriate densities in the north of the site adjacent to existing residential development. Development in the southern and western parts of the site will be more sensitive and may need to be built at lower densities
- This site consists entirely 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 significant permanent loss of Grade 2 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?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.</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>

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 moderate 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. • 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 evidence above it is considered that 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 adjoins a main 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.</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?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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 a main road giving rise to potential noise impacts which may require mitigation through appropriate design and layout response. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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...	

<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>As this is a larger site in Westbury, 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>
<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 closest watercourse to the site is Biss Brook approximately 30m to the 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 flood risk across almost the entire site. This means groundwater levels are between 0.25 – 0.5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The risk is mainly on the south east edge of the site. 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 1 km 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 Westbury there may be provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some SuDS may be inhibited by high groundwater levels.</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. 	

<ul style="list-style-type: none"> • There is a medium groundwater flood risk across 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 moderate 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 fairly 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.
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 large site, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury area all 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 Map, the substations in Westbury are all 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.</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?	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"> • 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...	
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>Some of the site was historically part of Leighton House parkland but intervening development means that it no longer contributes significantly to the special interest of the house and its park. Tree clump that was part of designed park remains at centre of site and should be retained. Landscaping (tree clump) from site's inclusion in Leighton House Park should be retained and may impact on capacity of site.</p> <p>The western part of the site will have an impact on listed buildings on Westbury Leigh Road and Grade II Listed Dilton Vale Farmhouse to south. Farmsteads have a fundamental relationship with their surrounding agricultural hinterland which is sensitive to development. There would be a requirement to respect settlement pattern, character and appearance of the town and setting of the listed buildings and may reduce site capacity. The requirement to respect setting of Dilton Vale Farm likely to constrain development and reduce capacity although topography may assist if development restricted to flat area to northeast of the site. However, providing access in an acceptable manner may be difficult.</p> <p>The site is also within the 100m buffer of low value features, including undated field system identified in the northern buffer area, medieval core of Westbury Leigh lies on the border of the north western site buffer however this is now largely altered by modern Westbury Leigh and two demolished 19th century farm buildings in southern buffer area. There is a partially extant 19th century Farm building, Tifford Farm, in the southern buffer area and four extant buildings noted on the HER in the northern buffer area. Further investigation is likely needed during a planning application process in the form of geophysical survey and subsequent trial trenching to identify the presence and significance of potential archaeological remains. Based on evidence that is currently available and known, the site appears to be not heavily constrained</p>

	<p>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>SHELAA site 3740 - The site is located within the 100m buffer of linear anomalies which indicate a possible enclosure on unknown date in eastern area which is moderate value, Roman tile findspot in the western area of low value and Medieval to Post-medieval ridge and furrow identified in the eastern area which is of very low value. Based on evidence that is currently available and known, and the site's relatively large size, the site appears to be 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 clarify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The site has 21st century re-organised fields. The eastern site area previously belonged to Leighton House parkland character and this character remains via its use as an arable field. The western area of the site was previously allotments; whose character is also largely illegible and not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p> <p>SHELAA site 3740 - The south and west of the site is characterised as post-medieval piecemeal fields that have changed little since 19th century, no prior character legible and not highly sensitive. The north and eastern portion of site is characterised as modern field/plots, prior 19th century allotments no longer legible also not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, 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"> • The potential for significant adverse heritage/conservation effects is low • The potential for significant adverse archaeological effects is low/moderate. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. 	

<ul style="list-style-type: none"> • 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...	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>The Cranborne Chase AONB is located approximately 4.3km to the southwest of the site. Significant impacts on nationally designated landscapes from development are not anticipated.</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 forms part of a rounded, low hill between watercourses. Biss Brook along the west site boundary, a tributary stream to the south that confluences with Biss Brook in the southwest corner of the site, and another tributary to the north. The south and west of the site is formed by moderate valley slopes to the Biss Brook, the landform then rises gently from the existing settlement edge and Warminster Road, to approximately 100m AOD plateau across much of the site to the east, before sloping down towards Old Dilton Road. The ridgeline of Upton Cow Down is a prominent, exposed landform to the southeast of the site.</p> <p>The site comprises large and medium fields and a strip of rough grassland with conifer trees. It is part of a patchwork of arable and pastoral fields of varying size across the plateaued hill. Larger, arable fields cover the gently rising landform to the south of the site. The south and west site boundaries are formed by riparian trees and shrubs along the Biss Brook and its tributary. The fields within the site are bound by a combination of grass verge and hedgerow boundaries with occasional trees. The east site boundary along Warminster Road is formed by a grass embankment with mature trees that screen the site from the road. Trees continue around the northwest of the site and there is a small block of woodland that wraps around the north of the site. The site has a relatively strong sense of separation from the adjoining settlement and a strong relationship with the exposed ridgeline to the southeast.</p> <p>The hill is a prominent feature that frames the south edge of Westbury and contributes to the separation of the settlement edge from the distinctive ridgeline to the southeast of the town. It is part of an identifiable landscape of moderate to good scenic quality. Landscape components within the site are in varying condition. However, the site contributes to the large-scale rolling landscape and overall sense of place associated with the prominent ridgeline and landscape setting of the south of Westbury.</p> <p>Overall, the site is of generally medium to high landscape sensitivity to development, due to its contribution to integration of the existing settlement edge and separation between the urban area of Westbury and distinctive ridgeline to the southeast. The site has generally medium to limited capacity to accommodate development. The site would need to be significantly reduced to the less landscape sensitive areas in the far north 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 built form to break the treeline and stand out on the plateaued hilltop. • Potential for development form an abrupt and conspicuous settlement edge that encroaches on the landscape setting of the distinctive ridgeline of Upton Cow Down. • Potential for removal of boundary hedgerow and tree vegetation that would weaken green links through the local landscape and remove existing settlement buffers. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> • Avoid development that would break treed skylines and stand out on the rising landform. • Avoid development on the slopes away from the settlement edge to the south, where it would be incongruous in the expansive, rural landscape. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links and contributes to landscape buffers to development.
<p>3. Protect and enhance rights of way, public</p>	<p>There is a public footpath through the site, from Warminster Road, along the settlement edge, across the plateau to the valley of Biss Brook where it links with a number of public footpaths that in turn link to the Mid Wilts Way along the ridgeline to the south. There is no public open space or common land within this site.</p>

open space and common land?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The site would need to be significantly reduced to the less landscape sensitive areas in the far north of the site, with accompanying mitigation, to avoid major adverse effects against this SA objective. • The Cranborne Chase AONB is located approximately 4.3km to the southwest of the site. • The site forms part of a rounded, low hill between two watercourses. Biss Brook along the west site boundary, a tributary stream to the south that confluences with Biss Brook in the southwest corner of the site, and another tributary to the north. The south and west of the site is formed by moderate valley slopes to the Biss Brook. • The site comprises large and medium sized fields. It is part of a patchwork of arable and pastoral fields of varying size across the plateaued hill. The south and west site boundaries are formed by riparian trees and shrubs along the Biss Brook and its tributary. The fields within the site are bound by a combination of grass verge and hedgerow boundaries with occasional trees. • The hill is a prominent feature that frames the south edge of Westbury and contributes to the separation of the settlement edge from the distinctive ridgeline to the southeast of the town. It is part of an identifiable landscape of moderate to good scenic quality. • The site contributes to the large-scale rolling landscape and overall sense of place associated with the prominent ridgeline and landscape setting of the south of Westbury. • It is considered that the site is of generally medium to high landscape sensitivity to development, due to its contribution to integration of the existing settlement edge and separation between the urban area of Westbury and distinctive ridgeline to the southeast. The site has generally medium to limited capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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. 	
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	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within two LSOAs. Both of these areas are subject to reasonable levels of deprivation. The site adjoins an area of more deprivation to the west. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in the most deprived areas, however some benefits may still be apparent for the wider area as a result of a development of this size.

job creation within the most deprived areas?	The site has the potential to deliver up to 356 homes of different types and tenures. This site could deliver a good level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated approximately 1.1-2.1km to the north-east of the sites eastern and western boundaries. There is reasonable access to the existing public transport network, however efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre and other facilities are apparent. The size of the site suggests that it would be able to support a good amount of amenity greenspace and existing woodland site presents an opportunity for this. The site is within 1.5km of Wellhead Springs and Upton Cow Down. A housing development at this site could generate the need for 78-109 early years school places, 185-259 primary school places and 131-184 secondary places. A new 1FE primary school would be required to meet needs arising from this development. A 2ha site would be required to ensure feasibility and enable future expansion. This would be able to support 30 early years places. A further 80 place day care nursery would also be required to meet early years needs in full. Land and contributions would be required. There is some existing capacity within Matravers School, but a funded expansion may be required to meet the full secondary needs arising from this site. The site is within 1km of the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 large and more likely to support a mixed-use development incorporating community uses and public open space. There could be an opportunity to focus these around new education facilities to bring forward a new local centre. A development at this site is also likely to support existing facilities at the town through contributions/new users. The site is 0.7-1.7km away from Leighton Recreation Centre and could therefore provide very good support for this facility through new users. There may be opportunities to improve PRoWs WEST27, WEST28 and DMAR19
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site is situated to the south of Westbury. The site is large and the A350 links the site to the surrounding rural areas to the south. The west of the site is sloped constraining the relationship between the site and rural communities to the east. The site would predominately serve Westbury, but there could be some benefits of new or enhanced local services as a result of a development of this site, in this location.

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

Summary of SA Objective 10

- Development at this site could result in some benefits of directing development towards a more deprived area.
- Site is likely to provide a significant level of affordable homes as part of a housing development.
- The site has good accessibility to the town centre from the east of the site, but connectivity across the site would need to be ensured.
- The site could support new onsite amenity greenspace.
- Early years, primary and secondary schooling provision could be met through new onsite provision, existing capacity or expansion of existing provision.
- Accessibility to existing health care provision is good and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients.
- The site is likely to support onsite provision of community facilities and could provide a good level of support to existing facilities through contributions and new users.
- Development would be likely to make a small contribution to reducing rural isolation.

<p>• Overall, a moderate significant positive effect is likely.</p>	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...</p>	
<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 sites' size and location, it is considered realistic for a mixed-use development to be achieved.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> The site is on a hill and subject to high gradients on trips to and from the town. Achieving satisfactory vehicular access from the A350 – this may not be possible.</p> <p><u>Site Specific Mitigation</u> Vehicular access onto A350. Enhancements of PROW network not Westbury Leigh. Emergency vehicular access to Dene Close.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</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 may be accessed via Public Rights of Way WEST26, WEST27, WEST28, Sandhole Lane and Dene Close. These routes deliver accessibility to Westbury Leigh, however amenities to serve the development are accessed further afield. Primary school facilities are just within 1km walk following the PROW network, which would require enhancement. The site is also positioned on the crest of a hill and hence all walking/cycling trips are affected by relatively high gradients on return; this affects the accessibility of the site to active travel.</p> <p><u>Bus:</u> The A350 provides the only opportunity for residents of the site to access bus service provision, however this would need to be accommodated within any vehicular access strategy for the site (see below). There are existing bus stops, and these will have to be enhanced with possible land take from the development. There is no opportunity or need to enhance the service provision at this time.</p> <p><u>Rail:</u> Dilton Marsh Holt is approximately 1200m away. The Holt provides a lower frequency of rail service provision than Westbury Station, but accommodates sporadic trains between the site and Worcester, Warminster, Bristol and Salisbury. For more frequent service provisions, Westbury Station is 2.9km from the site and may be accessed by walking, bus or car; there is only limited cycle infrastructure in Westbury.</p> <p><u>Service Vehicles:</u> The site should draw vehicular access from the A350, and this should accommodate all servicing demands from the site. However, given the scale of development a secondary access should be provided for emergency vehicles, and this may be possible from Dene Close.</p> <p><u>Car:</u> The site may be served from Old Dilton Road, but this would require significant enhancements, including carriageway widening and the provision of walking and cycling infrastructure. The junction between Old Dilton Road and the A350 is constrained by vegetation to the north, although this may be within the control of the site and to the south the gradient drops away, thereby reducing required visibility. It is therefore clear that the junction between Old Dilton Road and the A350 is not of sufficient design to accommodate intensification and it is unlikely that material improvements are achievable. Whilst it is feasible that an alternative access may be delivered on the A350, this would have to achieve a number of objectives:</p> <ol style="list-style-type: none"> 1) The re-route of Old Dilton Road through the site and the closure of its existing junction with the A350 – this is to avoid multiplicity of junctions which present a safety concern. 2) A junction large enough to accommodate the significant traffic movements on the A350 – whilst the adjacent Laverton Road/A350 junction is a relatively small roundabout at 20m diameter (ICD), a much larger roundabout would be required to include a kerbed central island. 3) Accommodate significant change in levels between the development site and the level of the A350.

	It is clear that achieving all 3 objectives may result in a large and expensive scheme that may be out of scale (financially and physically) to the proposed development. Notwithstanding the above, it is noted that alternative access may be achieved from Dene Close, however this road has a high gradient and low standard befitting its current demand and would be unsuitable to accommodate additional traffic movements from the site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved. The site should draw vehicular access from the A350, and this should accommodate all servicing demands from the site. <p>Local Constraints</p> <p>The site is on a hill and subject to high gradients on trips to and from the town. Achieving satisfactory vehicular access from the A350 – this may not be possible.</p> <p>Site Specific Mitigation</p> <p>Vehicular access onto A350. Enhancements of PROW network not Westbury Leigh. Emergency vehicular access to Dene Close.</p> <p>Necessary Strategic Mitigation</p> <p>Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.1-2.1km to the north-east of the sites eastern and western boundaries. There is reasonable access to the existing public transport network. Where possible, access to town centre and other facilities via sustainable transport modes should be enhanced. The site is 2.1km from Westbury Train Station but is within 0.5km of Dilton Marsh Station where local routes and connecting journeys are available. The site is likely to be able to support a large development and a good number of new users a reasonable distance away from the town centre.
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 large, although awkwardly shaped with sloping to the west, but could potentially support mixed-use development, including both housing and employment land. The site is well related to recent residential development, and employment uses could be complementary to what is a predominately residential area of Westbury. The site is some distance from Westbury train station and lacks good access to both the major road and strategic public transport networks as a result. However, the site does benefit from its good distance from Dilton Marsh Station and access to the A350. Higher skilled employment could be attracted to this site, but it is unlikely that the site could support employment development alone due to the risk of competition in bringing forward emerging employment land at Westbury. As such, a mixed-use development incorporating employment uses could be apparent. This is less likely to meet a wide range of employment needs, but could attract higher skilled employment, nonetheless. Employment development could therefore support new higher skilled employment that would aid the town's diversification away from manufacturing and logistics employment to the north of the town. Despite this, the site is some distance from employment land to the north, which is approx. 2.1km away, and development is less likely to support the growth of existing protected employment land as a result. A larger workforce in this location could have some benefits for existing businesses, but the site is also reasonably well connected to Crusader Business Park along the A350 to the south and benefits for Westbury could be less apparent.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site to local employment land and transport hubs.</p>
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the	<p>This site could provide a good level of new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>Opportunities for the site to support energy generation from renewable and low carbon sources are likely to be apparent. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>

generation and use of renewable energy and low-carbon sources of energy?	
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with this being at least 2.1km away to the north. A mixed-use development could have very good benefits of locating housing and employment in close proximity, reducing the need to travel to work.

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

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre but is further from Westbury train station. The site has good access to Dilton Marsh Station, however.
- A mixed-use development could be apparent, placing new jobs in a predominately residential area.
- New employment land alone suggests risks of competition between the site and emerging employment land could result in negative effects on the local economy.
- The site is large and likely to meet a range of employment needs, although major transport connectivity is more limited.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 8 (SHELAA site 3223)

Site name: Land to the rear of 71 Westbury Leigh

Site size: 1.16 ha **Site capacity:** approximate range 29 – 41 dwellings

Site description: The site is positioned to the south of Westbury and to the rear of properties along Westbury Leigh. The site is greenfield and several trees are situated across the site. The site is positioned to the rear of Grade II Listed The Malthouse, Grade II Applegarth, 97 Westbury Leigh and 101 Westbury Leigh. The site is almost entirely covered by deciduous woodland.

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 modest site comprises rough grassland with scattered trees. It is predominantly enclosed by a small woodland to the south and west and by residential properties to the north. The east of the site is bound by mature trees around a private property on Sandhole Lane. The grassland present within the site appears to be managed and is possibly pasture.</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. It would likely prove difficult for biodiversity net gain to be delivered on site and a reduction in the number of residential units would likely be required to facilitate biodiversity net gain to be achieved. Given the expected moderate to high baseline value (in habitat units) of the site on account of the broadleaved woodland priority habitat and trees across the site, it may not be possible to achieve no net loss of biodiversity on site even with a reduction in housing numbers.</p>
2. Protect and enhance designated and non-designated sites, priority species and	The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

habitats and protected species?	<p>Upton Cow Down Site of Special Scientific Interest (SSSI) lies approximately 1.3km to the southeast of the site with a few County Wildlife sites within 2km of the site. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>In terms of priority habitat, deciduous woodland priority habitat exists in the western section of the site and extends along the southern boundary of the site along Sandhole Lane. This woodland is part of a block of woodland that lies to the southwest on the opposite side of Sandhole Lane. Hedgerows and treelines appear to delineate the five small land parcels within the site and there a broadleaved treeline exists along the eastern boundary. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The woodland, treelines and hedgerows on site afford foraging habitat for bats, and these habitats connect with suitable bat habitat off-site.</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"> Retention of priority habitat with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

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

Summary of SA Objective 1

- This modest site comprises rough grassland with scattered trees. It is predominantly enclosed by a small woodland to the south and west and by residential properties to the north. The east of the site is bound by mature trees around a private property on Sandhole Lane. The grassland present within the site appears to be managed and is possibly pasture.
- 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. Given the expected moderate to high baseline value (in habitat units) of the site on account of the broadleaved woodland priority habitat and trees across the site, it may not be possible to achieve no net loss of biodiversity on site even with a reduction in housing numbers.
- The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).
- In terms of priority habitat, deciduous woodland priority habitat exists in the western section of the site and extends along the southern boundary of the site along Sandhole Lane. Hedgerows and treelines appear to delineate the five small land parcels within the site and there a broadleaved treeline exists along the eastern boundary. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.
- Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI.
- Overall, a moderate adverse effect is considered likely against this objective.

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

1. Ensure development maximises the efficient use of land?	It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence. There is residential development adjacent to the site to the north which may give an indication as to the densities that could be achieved on this site. Westbury contains a wide range of infrastructure, services and facilities. There are bus services/routes adjacent to the site along Westbury Leigh which could serve this site. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield land and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site consists predominantly of greenfield land and woodland/scrub but there appears to have been historical development on parts of the site. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of urban land. The site is not in agricultural use. Development of this site would not lead to the loss of BMV 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 Minerals 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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 2.5 miles away.

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 2

- It is considered that development of this site could deliver appropriate densities
- 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
- The site is not in agricultural use. Development would not lead to the loss of BMV agricultural land

<ul style="list-style-type: none"> • 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. 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. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 3 <ul style="list-style-type: none"> • This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas • The area covered by 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. • On the basis of the above evidence, a minor adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution. Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.

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. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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 in Westbury, 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 closest watercourse to the site is Biss Brook, approximately 0.4 km west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium groundwater flood risk across the whole site. This means groundwater levels are between 0.25 – 0.5m. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. The risk is mainly on the south east edge of the site. 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	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid

<p>adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located 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 Westbury, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some types of SuDS may be inhibited due to 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 flood risk across the site. 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 smaller 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.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p>

	<p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are all also constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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 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...	

<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 Malthouse, Applegarth, 97 Westbury Leigh (18th century town house) and 101 Westbury Leigh (17th century cottage). The contribution to setting of Malthouse requires assessment but setting likely to be relatively small (as an industrial process which has a limited relationship with surrounding land) and harm unlikely to be increased over and above harm caused by existing development. Nos 97 and 101 have relatively constrained garden settings. Some mitigation of impact on 97 Westbury Leigh may be required via landscaping (retention of mature existing trees) and may impact on capacity of site.</p> <p>The site includes the archaeological feature of the Medieval core of Westbury Leigh lies on the northern border of the site which is now largely altered by modern Westbury Leigh and of low value. The site is also within the 100m buffer of several lower value features, including various extant buildings of Westbury Leigh that are noted in the HER. Investigation is likely needed across the site during a planning application process as no previous investigation has taken place on this 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 considered to have not highly sensitive historic landscape features; it is characterised as Post Medieval to 21st century Westbury Leigh Historic Urban Core, although the site itself has not been previously developed. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could consider the historic character and layout of Westbury Leigh. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, 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"> • 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. 	
<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.</p>	<p>The Cranborne Chase AONB lies approximately 5km to the southwest of the site. Significant impacts on nationally designated landscapes from development are not anticipated.</p>

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 Westbury, behind residential properties on Westbury Leigh (road). It is on the gentle slopes that rise south of Westbury, between the two watercourses. This is a small site comprising rough grassland with scattered trees. It is predominantly enclosed by a small woodland to the south and west and by residential properties to the north. The east of the site is bound by mature trees around a private property on Sandhole Lane.</p> <p>The site is an area of land behind existing residential properties. The properties have generally hedge and tree boundaries to the site. The vegetation within the site, combined with the rising landform to the south, contribute to a generally well-integrated, soft settlement edge to the south of Westbury.</p> <p>The site forms part of a distinctive treed settlement edge around the southwest of Westbury and linking with riparian vegetation along Biss Brook. The landscape components within the site are neglected in part. However, the mature trees form part of the identifiable treed landscape to the southwest of Westbury. The site itself has limited sense of place and value. It is largely separate from the more expansive, rolling landform to the south and is strongly related to the existing settlement edge. 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 built form to break the treed skylines. • Potential for development to form an abrupt, poorly integrated settlement edge. • Potential for removal of distinctive, mature trees within and bounding the site, which would alter the well-integrated, treed settlement edge and weaken links with woodland and riparian trees to the southwest. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development that would break treed skylines. • Create a strong landscape buffer to the south of the site. • Retain and enhance trees and woodland as part of a mature landscape framework that maintains green links and contributes to landscape buffers to development.
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 rights of way pass through the site.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cranborne Chase AONB lies approximately 5km to the southwest of the site. • This is a small site comprising rough grassland with scattered trees. It is predominantly enclosed by a small woodland to the south and west and by residential properties to the north. The east of the site is bound by mature trees around a private property on Sandhole Lane. • The site is an area of neglected land behind existing residential properties. • The landscape components within the site are neglected in part. However, the mature trees form part of the identifiable treed landscape to the southwest of Westbury. The site itself has limited sense of place and value. • 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 minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	

1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 within a less deprived area. Development in this location would be unlikely to support the maximisation of opportunities for affordable homes and jobs in the most deprived areas. The site has the potential to deliver up to 41 homes of different types and tenures. This site could deliver a small level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated approximately 1.4km to the north-east of the site. There is good access to the existing bus network. The size of the site suggests that it would be unlikely to support vast amenity greenspace, however there is existing woodland onsite that could be retained to support amenity greenspace. The site is approximately 200m from Old School Gardens and adjoins greenspace at Sand Hole Lane. A housing development at this site could generate the need for 4-5 early years school places, 9-13 primary school places and 6-9 secondary places. Financial contributions would be required in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site. The site is approximately 600m away from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town. However, the site is located approx. 1.2km away from Leighton Recreation Centre and while benefits are likely to be limited, some benefits may be apparent through a development in this location.

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site is situated to the rear of existing homes within the Westbury settlement boundary. The site is small and is unlikely to make a significant contribution to improvements to local services, such as public transport. A development in this location would be predominately serving Westbury and would make a very limited contribution towards reducing the adverse impacts of rural isolation as a result.
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site is unlikely to have benefits of directing development towards a more deprived area. • Site is likely to provide a small level of affordable homes as part of a housing development. • The site has reasonably good accessibility to the town centre. • The site is unlikely to support new amenity greenspace, but there may be opportunities to retain existing trees. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is good and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the onsite provision of community facilities. • Development could make a 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 sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.</p> <p>Whilst the site is bordered by Sandhole Lane, which does have full vehicular access rights, it is clear that the lane is not sufficient to accommodate vehicles and has been maintained to a standard befitting of a public rights of way, rather than a carriageway. In addition to this, planning application 20/11515/OUT was approved at appeal and contributions will be secured to enhance Sandhole Lane for walking and cycling and hence remove vehicular access rights, thereby removing any opportunity to access the proposed site by vehicle. Notwithstanding this, the site promoter is advised to confirm whether access from Westbury Leigh is possible within the land title and if achievable, this should be included within the proposed allocation.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints No defined vehicular access associated with the site. If existing access to Westbury Leigh is proposed, then the development should be significantly reduced in scale to avoid the need for service vehicles to enter the site.</p> <p>Site Specific Mitigation Facilities made for on-street servicing of a much smaller site.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport	<p>Pedestrian/Cycle: As per above, the sites sole access to a Highway Maintainable at Public Expense is via Sandhole Lane to its southern boundary. Sandhole Lane is already subject to contributions which may improve its current provision and would provide an attractive walking and cycling route, albeit as a diversion from the more likely desire line to Westbury Leigh. If access to Westbury Leigh is achievable, then the pedestrian network is presented as a connected network of narrow footways which is in-keeping with the local historical and architectural environment. Whilst this network may not have a high capacity, it is noted that the proposed allocation is relatively small and unlikely to present a material capacity impact.</p>

options, including Active Travel?	<p>With regards to cycling, there are a number of quiet routes and some segregated paths than lead to local primary school provision and shopping opportunities.</p> <p>Bus: Westbury Leigh accommodates an hourly bus service, but with no provision on a Sunday. The site is not materially large enough to affect this deficiency.</p> <p>Rail: Dilton Marsh Holt is approximately 800m away and well within a walkable distance – providing access is achievable to Westbury Leigh. The Holt provides a lower frequency of rail service provision than Westbury Station, but accommodates sporadic trains between the site and Worcester, Warminster, Bristol and Salisbury. For more frequent service provisions, Westbury Station is 2.8km from the site and may be accessed by walking, bus or car; there is only limited cycle infrastructure in Westbury.</p> <p>Service Vehicles: If access is achievable from Westbury Leigh, then servicing from this road may take place as per other residential sites served from the road. The current access is presented as relatively narrow and of a steep gradient and it may not be suitable to utilise this access for refuse vehicles, unless alternative means to convey pedestrians and cyclists can be achieved.</p> <p>Car: As stated previously, the site is presented as having no vehicular access. However, if it is assumed that the current access to Westbury Leigh can be utilised, then concern is raised for width and gradient of the access and limited opportunity to safeguard the movement of pedestrians and cyclists. The site access as existing, may only be sufficient for a small number of dwellings, e.g., up to 5, with facilities made for servicing (refuse etc.) in front of the existing dwelling which may not be appropriate.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved. The site is presented as having no vehicular access. However, if it is assumed that the current access to Westbury Leigh can be utilised, then concern is raised for width and gradient of the access and limited opportunity to safeguard the movement of pedestrians and cyclists. <p>Local Constraints No defined vehicular access associated with the site. If existing access to Westbury Leigh is proposed, then the development should be significantly reduced in scale to avoid the need for service vehicles to enter the site.</p> <p>Site Specific Mitigation Facilities made for on-street servicing of a much smaller site.</p> <p>Necessary Strategic Mitigation Contributions towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.4km to the north-east of the site. There is good access to the existing bus network. The site is 2km from Westbury Train Station, however the site is 0.7km from Dilton Marsh station, which serves the local community with links to Westbury and Warminster to the north and south, respectively. The site is likely to provide only a limited amount of support for the town centre.
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	<p>The site is enclosed to the rear of existing properties, albeit some access could be achieved along Sandhole Lane to the south. This is unlikely to be suited to vehicular access, however. The site is unlikely to be able to support a mixed-use development or a larger employment development. The site is fairly small and could support a small development of either residential or employment. The site is approximately 2.7km away from protected employment land and development is unlikely to support this as a result. A small employment development could be complementary to the surrounding residential land uses, however the size of the site and lack of good access to the main road network is likely to limit attractiveness to higher skilled employment.</p> <p>Sustainable transport improvements are less likely to accompany this site, but active travel choices could be promoted.</p>

sustainable transport 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>The site is unlikely to support a mixed-use development. The site could support new employment land to support recent residential growth in this area of the town. This could deliver associated local infrastructure improvements, including sufficient access arrangements surrounding the site, which could have benefits for the wider area and support attractiveness to employment development.</p> <p>There may be opportunities for the site 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.</p>
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Development in this location would be situated adjacent to residential land and employment uses. However, the site is further from existing protected employment land with this being more than 2.2km away. Development is unlikely to have good benefits of reducing travel to work distances.

Assessment outcome (on balance): Neutral effect

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre, but further from Westbury Train Station. The site is situated closer to Dilton Marsh Station, however.
- A mixed-use development is less likely, but either a residential or employment development could be supported at the site.
- New employment land could support recent residential development. Although, access to the site is a constraint to attracting business development.
- Site is small so unlikely to meet a good range of employment needs or attract higher skilled employment.
- Overall, a neutral effect is likely.

Site Number and SHELAA ref(s): Site 10 (SHELAA site 3205)

Site name: Land to the west of Mane Way

Site size: 35.38 ha **Site capacity:** approximate range 884 – 1238 dwellings

Site description: This is a large greenfield site to the west of Westbury. Penleigh Road crosses the centre of the site. The White Horse Health Centre is positioned within the site boundary. Mane Way follows the eastern boundary, while areas of Flood Zones 2 and 3 are situated to the west. Where Penleigh Farm and Fair Haven are also situated. Flood Zones 2 and 3 are apparent in the western area of the site and extend into the centre, with these crossing the site in the southern portion. Flood risks are largely associated with Biss Brook, which partially follows the western site boundary. A further waterbody is also positioned to the north of Penleigh Road within the site boundary. Public Rights of Way WEST18, WEST17, WEST22, WEST23, WEST25 and WEST54 are all apparent on site. As well as Bridleways WEST21 and WEST20. Scheduled Monument Moated site 400m east of Penleigh House is also situated within the site to the south of Penleigh Road.

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

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

<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises several predominantly small, pastoral fields that are encompassed by hedgerow and tree vegetation. There are larger fields in the north of the site alongside Penleigh Road, appearing arable, with hedgerow boundaries. The greatest concentration of tree cover is through the south of the site and following the sinuous line of Biss Brook along the west site boundary. There is a small area of woodland and a large pond encompassed by trees and shrubs in the northeast of the site, adjoining Oldfield Road. A network of wet ditches / channels occurs across the site, some of which drain into Biss Brook.</p> <p>Woodland and well-established treelines/treebelts across the site such as along Biss Brook and along site boundaries should be retained and protected. Biss Brook comprises an important 'wildlife and green and blue infrastructure corridor'. Any semi-mature/mature trees and hedgerows across the site should also be retained and protected to avoid adverse impacts on the habitats and the species they support. An area of natural greenspace or suitable alternative natural greenspace (SANG) should be provided on site to reduce the likelihood that residents would visit local County Wildlife sites and Sites of Special Scientific Interest (SSSI). 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 arable fields will likely have the lowest value in habitat units. However, the habitats in the northeast, west and south of the site and along site boundaries will have a higher habitat unit value.</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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Over half the site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria.</p> <p>Westbury Lakes County Wildlife site and surrounding lowland fen priority habitat and broadleaved, mixed and yew woodland priority habitat lies approximately 300m from the northern end of the site as the crow flies. Westbury Ironstone Quarry Site of Special Scientific Interest (SSSI), lying within approximately 350m of the site, comprises a geological SSSI located within an area of unmanaged grassland and scrub, with small areas of woodland. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>In terms of priority habitat, Biss Brook is categorised as priority habitat. The brook flows along the western boundary of the site and is lined with broadleaved trees and scrub. A drainage ditch flows through the site to the immediate south of Penleigh Road and adjoins with Biss Brook. There is an area of deciduous woodland adjacent to Biss Brook and which extends into the western section of the site at Penleigh Road whilst it is also likely that the treelines and hedgerows alongside and adjacent to Biss Brook and across the site also constitute priority habitat. There are also two areas of broadleaved woodland in the northeast of the site and treebelts in the south and west of the site, although these are not currently mapped as priority habitat. A network of hedgerows exists across the site, bordering fields, and also delineate the site boundaries. A pond is present in the southern of the two areas of woodland in the northeast of the site, and another pond is in the southeast of the site. The network of small fields in the south of the site, and also the southwest and west of the site alongside Biss Brook extending up to Penleigh Road which bisects the site, appear to comprise grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>The network of hedgerows, wet ditches / drainage channels across the site that drain into the brook are also likely to serve as foraging/commuting corridors for bats. Grazed pasture/unimproved rough grassland on site may also afford foraging opportunities for horseshoe bats. In addition, there are numerous recent records of a range of bat species in the area and a number of bat roosts in the locality. There are records of water vole along the stretch of Biss Brook directly adjacent the site. Biss Brook may also be used by otter. The majority of the site lies within the amber risk zone for great crested newts.</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> <p>Wide buffers to disused and live railway lines that act as local habitat corridors of significance beyond site boundaries.</p> <ul style="list-style-type: none"> • Retention of priority habitat with wide buffer/ecological protection zones. • Retaining and buffering woodland and well-established treelines/treebelts across the site such as along Biss Brook and along site boundaries. Biss Brook comprises an important 'wildlife and GBI corridor'. <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): Minor adverse effect	
<p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The estimated capacity will be much reduced by the requirements for mitigation. • The site comprises several predominantly small, pastoral fields that are encompassed by hedgerow and tree vegetation. The greatest concentration of tree cover is through the south of the site and following the sinuous line of Biss Brook along the west site boundary. An area of natural greenspace or alternative natural greenspace (SANG) should be provided on site to reduce the likelihood that residents would visit local County Wildlife sites and Sites of Special Scientific Interest (SSSI). • 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 arable fields will likely have the lowest value in habitat units. However, the habitats in the northeast, west and south of the site and along site boundaries will have a higher habitat unit value. • The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Over half the site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. • In terms of priority habitat, Biss Brook is categorised as priority habitat. There is an area of deciduous woodland adjacent to Biss Brook and which extends into the western section of the site whilst it is also likely that the treelines and hedgerows alongside and adjacent to Biss Brook and across the site also constitute priority habitat. There are also two areas of broadleaved woodland in the northeast of the site and treebelts in the south and west of the site. A network of hedgerows exists across the site. A pond is present in the southern of the two areas of woodland in the northeast of the site, and another pond is in the southeast of the site. The network of small fields in the south of the site, and also the southwest and west of the site alongside Biss Brook extending up to Penleigh Road which bisects the site, appear to comprise grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones and retaining/enhancing and buffering woodland and well-established treelines/treebelts across the site such as along Biss Brook and along site boundaries. Biss Brook comprises an important 'wildlife and GBI corridor'. The development of the site should conserve and enhance GBI. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site could deliver appropriate densities. There is modern, residential development adjacent to the east of the site which will give an indication of the densities that could be achieved on this site.

	Westbury contains a wide range of infrastructure, services and facilities and there are bus services/routes that could serve this site along Oldfield Road, Mane Way and at White Horse Health Centre. 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 entirely of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site consists predominantly of greenfield land in agricultural use but there are also areas of woodland/scrub, a pond and a moat. Most of the site 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. A more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting entirely of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site would likely lead to a significant permanent loss of Grade 3 quality 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 Minerals 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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 3 miles away.
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 could deliver appropriate densities • This site consists entirely of greenfield, agricultural land and there are no opportunities to maximise the reuse of PDL • Given the undeveloped nature of most of the site, 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 	

<ul style="list-style-type: none"> • Development of this site would likely lead to a significant permanent loss of Grade 3 quality agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, 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 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 significant off-site infrastructure reinforcement would be required. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.
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 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 significant off-site infrastructure reinforcement would be required. • On the basis of the evidence above it is considered that a moderate adverse effect is likely. 	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site is likely to lead to increased levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against. Given the size of the site it is considered that mitigation measures could feasibly be achieved onsite. The site adjoins the railway line and a main 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. In addition, the site is adjacent to existing farms which could give rise to impacts from noise, dust, odours and pests, which would need to be assessed and mitigated against. This is likely to require adequate physical separation of residential uses and agricultural businesses.
2. Reduce impacts on and work towards	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic

improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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 railway line and main roads giving rise to potential noise impacts which may require mitigation through appropriate design and layout response for residential uses. • The site adjoins existing farms which could give rise to impacts from noise, dust, odours and pests, which would need to be assessed and mitigated against. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • Based on 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?	This is a large site in Westbury, and it is considered that many more emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	Approximately a third of the site is in flood zone 2 and 3, due to the River Biss which runs down the west of the site and cuts through it. Wide buffer zones should be left adjacent to watercourses however this also represents an opportunity to enhance green/blue infrastructure. This will significantly impact upon the developable area of the site.

3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is also some pluvial risk to the site also associated with the River Biss. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located less than 1 km from the town centre, which could enable active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a larger site in Westbury there may be provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Moderate adverse effect	
Summary of SA Objective 5	
<ul style="list-style-type: none"> • Much of the site is in Flood Zone 1 however approximately a third of the site is in flood zone 3, due to the proximity of the River Biss. This significantly affects 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. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for this development to include renewable energy generation. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • The size of this site may lend itself to renewable energy opportunity, however it also has the potential to produce significantly more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a very large 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. However, given the significant fluvial flood risk to much of the sites, a moderate adverse effect is likely. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy	
Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	As this is a 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: <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 large site, there would be more demand on the current infrastructure. Currently, the substations in Westbury are all constrained in relation to generation availability, 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 Map, the substations in Westbury are also all 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?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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"> • 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. 	
SA objective 7 - Protect, maintain and enhance the historic environment Decision-Aiding Questions. Will the development site...	

<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>The site would have an impact on Scheduled Monument Penleigh moated site and on Grade II Listed Penleigh House, Penleigh Cottage (former stables and coach house to Penleigh House), Penleigh Farmhouse and Penleigh Mill. Moated sites were often status symbols with deliberate primacy in landscape. This would be lost with surrounding development as would relationship with surrounding historic assets and field systems etc. Mitigation would be very difficult. The Penleigh estate was a high-status estate and the group of buildings may have had a designed setting in addition to the usual fundamental relationship between the farmstead and its surrounding hinterland (here constrained already by railway to west). Contribution of surrounding land to Penleigh Mill requires further assessment but possibly more related to watercourses and mill sluices etc than wider landscape.</p> <p>The site is large and so development of some areas may be acceptable but would involve a much-reduced capacity. Otherwise, requirement to protect settings of various assets, including scheduled site is likely to significantly constrain development. In these areas, although not involving direct and clear 'substantial harm', the public benefit of any significant scale of development are unlikely to be such that they could outweigh harm to the designated assets. Site boundaries should be amended to omit these areas.</p> <p>The Scheduled Monument- Moated Site which is enclosed by the site is of high archaeological value. There are various low to medium value features, such as earthworks representing probable medieval flax industry (Penleigh Mill) in the southern extension of the site and extending along the eastern buffer area. The site is also within the 100m buffer of several lower to medium value features, including a Medieval Silver Ring findspot in eastern buffer area and deserted Medieval settlement of Penleigh inferred by the 'Deserted Medieval Village Research Group' in the eastern buffer area- field visit declared no visible earthworks. There is an extant Water Meadows in the northern buffer area and a partially extant 17th century farmstead- Penleigh Farm- in the west buffer area at Penleigh.</p> <p>Further investigation is likely needed to identify the extent and significance of potential further remains. Further research is also likely required to inform future development regarding the site and setting of the Scheduled Monument. 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 required, specifically the Scheduled monument and any high value remains identified within the site. Further investigation into the Scheduled Monument and its setting should be undertaken in order to inform future development. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Also, mitigation strategy could include preservation by record where preservation in situ is not required. 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 highly sensitive historic landscape features, including the southern parcel of the site which is characterised as post medieval to 21st century water meadows which is a rare feature in this area. Other not highly sensitive features including the main area of the site is characterised as Post Medieval to 21st century piecemeal fields, the central parcel of the site is characterised as a 21st century retail area and north-eastern extension of the site is characterised as 21st century playing fields with no former character legible.</p> <p>The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Further research is likely needed to identify the current survival and extent of potential water meadows, possibly via site survey. Mitigation strategy could include avoidance of areas of highly sensitive surviving historic landscape character, specifically Water Meadows in the southern parcel of the site. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the</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>

management objectives of Conservation Areas?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 7</p> <ul style="list-style-type: none"> • The potential for significant adverse heritage/conservation effects is moderate. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is low. • The site is not located near 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 Cotswolds AONB is located approximately 9.2km to the northwest of the site while the Cranborne Chase AONB sits approximately 5km to the southwest. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies to the southwest of Westbury, between the railway line and Penknapp Road/Mane Way. Land to the north of the railway is consented for residential development. It is a predominantly flat site, on low-lying land to the east of Biss Brook. A tributary watercourse flows through the south of the site and into Biss Brook near Penleigh Mill Farm. Another watercourse also flows through the centre of the site, between Mane Way and Biss Brook.</p> <p>The site comprises a number of predominantly small, pastoral fields that are encompassed by hedgerow and tree vegetation. There are larger fields in the north of the site alongside Penleigh Road, where hedgerow boundaries have become fragmented in part. The greatest concentration of tree cover is through the south of the site and following the sinuous line of Biss Brook along the west site boundary. There is a small area of woodland and a large pond encompassed by trees and shrubs in the northeast of the site, adjoining Oldfield Road.</p> <p>The site has a predominantly rural character and sense of separation from the west settlement edge of Westbury by virtue of roadside embankments with trees along Penknapp Road/Mane Way and strong hedgerow and tree boundaries through much of the site. Embankments and associated vegetation form a distinctive settlement edge to the north of the site.</p> <p>This is an undesignated site that provides rural separation between Penleigh and properties on Fairwood Road and the west settlement edge of Westbury. It is a locally distinctive, treed, small-scale landscape that has good green and footpath links with the surrounding countryside. The vegetation within the site contributes to the existing well integrated settlement edge of Westbury. The landscape is in generally moderate condition. The site has moderate sense of place with some localised intrusion from the railway, overhead wires and consented development to the north and the health centre in the southeast. It is an identifiable local landscape with some scenic value.</p> <p>Overall, the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for development to be intrusive in the rural landscape setting and break treed skylines. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to existing development. • Potential alteration to the rural character of Biss Brook. • Potential removal of public rights of way that provide good links between Westbury and the surrounding countryside. <p>Scope for mitigation include the following:</p>

	<ul style="list-style-type: none"> • Avoid development that would break the treed skyline and form a prominent settlement edge. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the countryside and contributes to a well-integrated settlement edge. • Retain and enhance Biss Brook and the associated riparian vegetation as part of the landscape strategy for the site and wider green infrastructure network. • Retain public rights of way links through the site.
3. Protect and enhance rights of way, public open space and common land?	There are various public rights of way through the site, which provide a local network of footpath links from the west of Westbury, towards Penleigh and into the adjoining countryside. Public footpaths also link north and south along Biss Brook. 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	
Summary of SA Objective 8	
<ul style="list-style-type: none"> • The Cotswolds AONB is located approximately 9.2km to the northwest while the Cranborne Chase AONB sits approximately 5km southwest. • Lying to the southwest of Westbury, the site comprises a number of predominantly small, pastoral fields that are encompassed by hedgerow and tree vegetation. • There are various public rights of way through the site, which provide a local network of footpath links from the west of Westbury, towards Penleigh and into the adjoining countryside • It is a locally distinctive, treed, small-scale landscape that has good green and footpath links with the surrounding countryside. The vegetation within the site contributes to the existing well integrated settlement edge of Westbury. The landscape is in generally moderate condition. • 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. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
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...	

<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 within a reasonably deprived area. The site adjoins a more deprived area to the north. Development of this size, in this location could have benefits more widely for more deprived areas at Westbury. However, the site itself is not within a most deprived area and therefore while benefits will likely be apparent, these will be limited.</p> <p>The site has the potential to deliver up to 1238 homes of different types and tenures. This site could deliver a significant level of affordable housing. There could be social benefits as a result of 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>Westbury town centre is situated approximately 1.2-1.6km to the east of the sites eastern and western boundaries, although the southern area of the site is approximately 1.7km from the town centre. There is good access to the existing public transport network along Mane Way. The train station is 0.7-1.7km away to the north, however efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre and other facilities are apparent. The size of the site suggests that it would be able to support a very good amount of amenity greenspace. The moated site Scheduled Monument and existing woodland within the site present opportunities for onsite amenity greenspace.</p> <p>A housing development at this site could generate the need for 115-161 early years school places, 274-384 primary school places and 194-272 secondary places. A new 2FE primary school would be required to meet needs arising from this development. This would be able to support 60 early years places. A further 80-100 place day care nursery would also be required to meet early years needs in full. Land and contributions would be required. There is some existing capacity within Matravers School, but a funded expansion may be required to meet the full secondary needs arising from this site.</p> <p>White Horse Health Centre is situated within the site's boundary to the south. The northern boundary of the site is approximately 800m away from here. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 very large and more likely to support a mixed-use development incorporating community uses and public open space. There could be an opportunity to focus these around new education facilities to bring forward a new local centre. A development at this site is also likely to support existing facilities at the town through contributions/new users. The site is 0.7-1.7km away from Leighton Recreation Centre and could therefore provide very good support for this facility through new users.</p> <p>There may be opportunities to improve PRoWs WEST24, WEST25, WEST23, WEST22, WEST17 and WEST18, as well as bridleways WEST21 and WEST20.</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>The site is situated to the west of Westbury. The site is large and the Biss Brook forms a constraint to the west, reducing the site's relationship with surrounding rural communities. The site would predominately serve Westbury, but it is large and likely to deliver new, and improvements to, local services, such as an extended bus network. This would be likely to have some benefits in reducing the adverse effects of rural isolation, however the site would predominately serve Westbury and these benefits are unlikely to be significant as a result.</p>

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

Summary of SA Objective 10

- Development at this site could have benefits more widely and for an adjoining more deprived area, despite not being within a more deprived area.
- Site is likely to provide a significant level of affordable homes as part of a housing development.
- The site has good accessibility to the town centre, but connectivity across the site would need to be ensured.
- The site could support new onsite amenity greenspace.
- Early years, primary and secondary schooling provision could be met through new onsite provision, existing capacity or expansion of existing provision.

<ul style="list-style-type: none"> • Accessibility to existing health care provision is extremely good, but additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site could support the onsite provision of community facilities and provide very good support to existing facilities through contributions and new users. • Development would be likely to make some contribution to reducing rural isolation. • Overall, a major significant positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.</p> <p>Site 10 includes the White Horse Health Centre, whose loss would significantly affect the sustainability of the local area and developments being proposed. In this regard, the accessibility comments below reflect the retention of the health centre.</p>
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p><u>Local Constraints</u> Localised congestion exacerbated by the scale of the development.</p> <p><u>Site Specific Mitigation</u> Bus service contribution to deliver a new 30-minute frequency service, with a preference to link the development with the Railway Station – cost = £150,000 per annum for a minimum of 5 years Crossing provision of Mane Way to access shared route network. Land and contribution towards the delivery of a Mane Way extension across the railway line; land has already been secured on the northern side of railway line. Because the site is larger than the previously proposed growth strategy for Westbury, the contribution per dwelling will need to be calculated across all sites within Westbury in the Local Plan Review. In addition to this, any land take from the site to deliver the bridge will be taken as Works in Kind.</p> <p><u>Necessary Strategic Mitigation</u> Contributions towards a Westbury Strategic Transport Strategy - any works/land/direct contribution towards an extension across the railway line at Mane Way will be taken into consideration.</p>
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	<p><u>Pedestrian/Cycle:</u> Mane Way accommodates a shared use path for much of its length on the eastern side. This shared use path is key to linking the site with existing primary school provision, retail and the Health Centre. Crossing facilities will be required to access this network. As considered below, a railway bridge extending Mane Way across the railway line is a strategic consideration for the town. The provision of this bridge will bring the railway station to within close proximity of the site.</p> <p><u>Bus:</u> The 45 service currently stops on Oldfield Road within 400m walk from the northern extremity of the site. The 45A service travels along the full length of Mane Way and along with the 45 service, may also provide bus access to the Town Centre, however this is with an hourly frequency that would not accommodate commuting trips. Neither service provides connection to the railway station, in part due to the weight limit on the B3097. The removal of this weight limit by appropriate structural works, would resolve this accessibility issue. Given the scale of development, a contribution towards a new 30-minute frequency service should be secured and wherever possible, this service should connect to the railway station.</p> <p><u>Rail:</u> The site is within 1700m walk to the railway station, taken as an origin point from the junction of Mane Way with Penleigh Road. Given the scale of the site, walking distances may be greater than this, but still within reasonable parameters. Notwithstanding this, the delivery of a bridge over the railway will reduce walking distances to the railway station.</p>

	<p>Service Vehicles: The site is served by Mane Way which is of sufficient structure and design to accommodate the service demands of the site. If the site is split across Penleigh Road (see below), both parcels may require an independent emergency access and it is advised to determine whether Penleigh Road can provide this function; alternatively, vehicle construction cycle connectivity links to Mane Way could be provided to accommodate fire tender access.</p> <p>Car: Westbury is subject to congestion points within the town, in part due to the A350 passing through the Town Centre; the A350 provides a strategic link from the south coast to the midlands. In addition to this, the weight limit on the B3097 reduces the network spread available to HGVs, and this may result in a concentration of large vehicle movements in some areas. One particular area of concern are the junctions along Oldfield Road and its extension onto Rosefield Way and in the opposing direction from Mane Way along the B3098. These two routes present a concern given their strategic objective of linking the western side of Westbury back to the A350. In the event of a railway bridge connection from Mane Way, back to the B3097, this presents a further opportunity for traffic to connect to the A350 via The Ham. In this regard, any development coming forward on site 10 should aim to facilitate and not prejudice the delivery of a new railway bridge from Mane Way.</p> <p>With specific regard to local connections to Mane Way, discussions with prospective developers have sought to present two access points to avoid any potential conflicts with Penleigh Road (bridleway). Whilst it is understood why this conflict is avoided, betterment would be presented by the delivery of a through road, which would allow any new bus service to depart Mane Way and directly serve the site with limited disruption to timetable. To avoid any direct conflict with Penleigh Road, it is possible to create a crossroads where turning movements are restricted by geometry and hence the development would not add any additional traffic movements to the PROW.</p> <p>With regards to junction design on Mane Way, the northern element may be served by a roundabout where Mane Way meets Oldfield Way. This roundabout would be formed from 4 arms, 2 serving the existing roads, one serving the development and one serving the extension of Mane Way across the railway line.</p>
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Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 11

- Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.
- The site is served by Mane Way which is of sufficient structure and design to accommodate the service demands of the site

Local Constraints

Localised congestion exacerbated by the scale of the development.

Site Specific Mitigation

Bus service contribution to deliver a new 30-minute frequency service, with a preference to link the development with the Railway Station

Crossing provision of Mane Way to access shared route network.

Land and contribution towards the delivery of a Mane Way extension across the railway line; land has already been secured on the northern side of railway line.

Because the site is larger than the previously proposed growth strategy for Westbury, the contribution per dwelling will need to be calculated across all sites within Westbury in the Local Plan Review. In addition to this, any land take from the site to deliver the bridge will be taken as Works in Kind.

Necessary Strategic Mitigation

Contributions towards a Westbury Strategic Transport Strategy - any works/land/direct contribution towards an extension across the railway line at Mane Way will be taken into consideration.

- Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.2-1.6km to the east of the sites eastern and western boundaries, although the southern area of the site is within 1.7km from the town centre. There is good access to the existing public transport network along Mane Way. Westbury train station is 0.7-1.7km away to the north and Dilton Marsh Station is close proximity to the southern area of the site and within 1.3km of the whole of the site. Efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre and other facilities are apparent. Overall, the site is likely to be able to support a large development and a good number of new users a reasonable distance away from the town centre.
2. Provide a variety of employment land to meet all needs,	The site is large and has the potential to support mixed-use development, including both housing and employment land. The site adjoins the main road network and is between approx. 1-1.8km away from protected employment land to the north. Opportunities to enhance connectivity over the railway to new residential development and Westbury Train Station could be apparent. As a result, mixed-use development and employment development in particular could be complementary to surround

including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	residential uses. Good local transport links suggest the site could have some attractiveness to higher skilled employment uses, however there is some risk that new strategy employment land could compete with protected and emerging employment land at Westbury. The site also lacks good access to the major road network. Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site to local employment land and public transport hubs.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This site could provide a good level of new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure. Opportunities for the site to support energy generation from renewable and low carbon sources are likely to be apparent. 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?	Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with the railway forming a barrier to connectivity with this. A mixed-use development could have very good benefits of locating housing and employment in close proximity, reducing the need to travel to work.

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

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre but is further from the train station.
- A mixed-use development could be apparent, placing new jobs in close proximity to new and recent housing development.
- New employment land could support recent residential development, but risks of competition between the site and emerging employment land could result in negative effects on the local economy.
- Site is large so likely to meet a good range of employment needs, although major transport connectivity is more limited at this site.
- Residential development could support existing protected employment land.
- Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 11 (SHELAA site 269)

Site name: Land at Redland Lane

Site size: 2.47 ha **Site capacity:** approximate range 61 – 86 dwellings

Site description: This is a greenfield site to the west of Westbury. The site forms playing fields. It is bounded by residential uses to the north, south and west. Timor Road playground is situated to the south outside of the site boundary and Penliegh Park is situated to the north-west of the site.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision-Aiding Questions. Will the development site...	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site comprises of flat, recreational sports pitches. The northwest boundary is a mature tree belt that separates the site from adjoining public green space. Boundaries to the adjoining residential areas largely comprise of fencing with trees and shrubs around the internal perimeter of the site. The site comprises a playing field and is therefore predominately amenity grassland with lower ecological value.</p> <p>Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	<p>The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria.</p> <p>Westbury Lakes County Wildlife site lies approximately 480m northwest of the site. Other designated sites in the locality include Upton Cow Down Site of Special Scientific Interest (SSSI) and Westbury Ironstone Quarry SSSI.</p> <p>In terms of priority habitat, there does not appear to be any priority habitat on site although hedgerows and semi-mature/mature broadleaved trees are present along site boundaries. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>Hedgerows and broadleaved trees along all site boundaries may provide potential for bats to forage along these vegetated boundaries and possibly roost in broadleaved trees if any have potential roost features for bats.</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 priority habitat/hedgerows/trees with wide buffer/ecological protection zones. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p> <p>It is understood that development at this site would result in the loss of playing pitch provision/urban greenspace.</p>
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 1	
<ul style="list-style-type: none"> The site comprises of flat, recreational sports pitches. The northwest boundary is a mature tree belt that separates the site from adjoining public green space. The site comprises a playing field and is therefore predominately amenity grassland with lower 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. 	

<ul style="list-style-type: none"> • The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. • In terms of priority habitat, there does not appear to be any priority habitat on site although hedgerows and semi-mature/mature broadleaved trees are present along site boundaries. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented the retention of hedgerow boundaries and trees with wide buffers/ecological protection zones. It is understood that development at this site would result in the loss of playing pitch provision/urban greenspace. The development of the site should conserve and enhance GBI. • Overall, a neutral 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 could deliver appropriate densities. The site is within the urban area and has residential development around most of the site.</p> <p>Westbury contains a wide range of infrastructure, services and facilities. There are bus stops within approx. 250m of the site at Oldfield Road and at Springfield Road. 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 predominantly greenfield apart from a small area of hardstanding in the south-east corner. This is the only part of the site where development could take place on 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 use as playing pitches. There is a small area of previously developed land in the south-east corner of the site. The greenfield part of the site 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, 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 urban land. The site is not in agricultural use. It is playing fields. Development of this site would not lead to the loss of BMV agricultural land.</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	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the design and layout of this site.</p>

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. The nearest Household Recycling Centre is at Warminster, approx. 3 miles away.
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. The site is within the urban area and has residential development around most of the site • This site is predominantly greenfield apart from a small area of hardstanding. This is the only part of the site where development could take place on PDL • 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 • The site is not in agricultural use, it is playing fields. Development of this site would not lead to the 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 	
<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. Wessex Water have noted that development proposed at Westbury is significant. Significant appraisal will be required to consider solutions and how best to direct investment for growth. Significant improvements are likely to generate works close to the railway requiring substantial planning and lead in times. With regard to sewage treatment works (STW) capacity, major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.
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. • On the basis of the evidence above it is considered that 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. Noise impacts are likely to arise from the skate park and recreation ground, which will need to be assessed and mitigated against through appropriate noise assessment and mitigation should the site be considered for residential development.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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. • Noise impacts are likely to arise from the skate park and recreation ground, which will need to be assessed and mitigated against through appropriate noise assessment and mitigation should the site be considered for residential development. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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 in Westbury, 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	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.

sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low pluvial fluvial flood risk across 15% of the site. This means that each year there is a 0.1% chance of flooding. The risk is mainly in the north of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium flood risk to the site. There is no known existing groundwater 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 within the town centre, which could enable active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site in Westbury, 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.

Assessment outcome (on balance): Minor adverse effect

Summary of SA Objective 5

- The site is in Flood Zone 1.
- Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere.
- There is a low pluvial flood risk across part of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium flood risk to the site.
- Cumulative impacts have been scored 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 that development of this site would likely produce a large amount of carbon emissions and the potential to worsen flood risk elsewhere, a minor adverse effect is likely.

SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy

Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	<p>As this is a smaller 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 in order to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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	
<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. 	

<ul style="list-style-type: none"> • 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 assets and their settings?	<p>No designated heritage assets affected.</p> <p>It is noted on the HER record, extant housing estate, Audley Gate within 100 metre of the site and an extant residential home and detached house identified in the south eastern buffer area. There are no archaeological features identified on the HER. Investigation is likely needed across the site during a planning application process in the form of geophysical survey and subsequent trial trenching, as no previous investigation has taken place. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site has 21st century playing fields of previous piecemeal field character with no former character legible which is not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. 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?	<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. 	

<ul style="list-style-type: none"> 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?	<p>The Cotswolds AONB is located approximately 9.5km to the northwest of the site while the Cranborne Chase AONB sits approximately 6km to the southwest. Significant impacts on nationally designated landscapes from development are not anticipated.</p>
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	<p>The site lies in the west of Westbury, within a residential suburb, between residential properties on Timor Road and Queen's Road. The site comprises of flat, recreational sports pitches that are encompassed by residential properties to the north, south and east. The northwest boundary is a mature tree belt that separates the site from adjoining public green space. Boundaries to the adjoining residential areas largely comprise of fencing with trees and shrubs around the internal perimeter of the site.</p> <p>This is an undesignated site that contains relatively unimportant components and is influenced by the adjoining residential land uses. It is a simple landscape with limited distinctive characteristics, which is in poor to moderate condition with little sense of place. It forms part of a green finger from the surrounding countryside but does not have public links through it.</p> <p>Overall, it is considered that the site is of generally medium to low 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 loss of hedgerows and trees that would weaken green links through the suburbs of Westbury to the surrounding countryside. <p>Scope for mitigation include the following:</p> <ul style="list-style-type: none"> Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links through the site.
3. Protect and enhance rights of way, public open space and common land?	<p>There are no public rights of way through or adjoining the site. The site is largely a private sports ground, with gated access for matches. There is an enclosed play area to the south of the site, which is separated from the site by surrounding tree boundaries. The site is part of a green finger, from the surrounding countryside to the northwest, through the adjoining public green space and into the site, between residential areas.</p>
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 <ul style="list-style-type: none"> The Cotswolds AONB is located approximately 9.5km to the northwest with the Cranborne Chase AONB sitting approximately 6km southwest. Lying to the west of Westbury, the site comprises of flat, recreational sports pitches that are encompassed by residential properties to the north, south and east. The northwest boundary is a mature tree belt that separates the site from adjoining public green space. The site is largely a private sports ground, with gated access for matches. There is an enclosed play area to the south of the site. It is a simple landscape with limited distinctive characteristics, which is in poor to moderate condition with little sense of place. It is considered that the site is of generally medium to low sensitivity to development. The site has generally medium to high capacity to accommodate development. Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	

1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 within a reasonably deprived area. The site adjoins a more deprived area to the north-east. This is a smaller site, which would struggle to have knock on benefits through a development. However, development in this location could still have benefits for more deprived areas within Westbury. Any benefits would be limited due to the size and location of the site outside of the most deprived areas. The site has the potential to deliver up to 86 homes of different types and tenures. This site could deliver a small level of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated within 1km of the town centre. There is reasonable access to the existing public transport network, including to the train station which is around 800m away. The site is currently subject to playing fields and development at this site would lead to the loss of playing fields. This would be a loss of amenity greenspace, which should be replaced where possible to avoid adverse impacts. 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 in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site. The site is approximately 800m from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 unlikely to support a mixed-use development comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town. However, the location of the site suggests that it would be able to promote existing facilities through very good access to these. Albeit a development is likely to lead to the loss of a youth football club that would need to be relocated, reducing the potential benefits that could be apparent through development.

<p>4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?</p>	<p>Development in this location would be on a site that is predominately used as urban greenspace. The site is surrounded by the Westbury residential area to the east, south and west, while a recreation ground is situated to the north. The site would be serving Westbury almost entirely, albeit the relocation of the sports pitches could result in a more accessible location for rural communities, however this is uncertain and therefore positive effects are considered to be very limited.</p>
<p>Assessment outcome (on balance): Minor adverse effect</p>	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have benefits of directing development towards a more deprived area. • Site is likely to provide a small level of affordable homes as part of a housing development. • The site has very good accessibility to the town centre. • Development of this site would lead to a loss of existing greenspace. This would need to be relocated as a part of any development, however there is uncertainty relating to the viability of this. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is very good and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site is small and unlikely to create or promote community uses and public space, however the site is in a good location to support existing community uses. The development of this site would lead to the loss of a community facility. The relocation of this could lead to enhanced facilities in a more accessible location, but the feasibility of this is uncertain and negative effects could be apparent as a result. • Development could make a very limited contribution to reducing rural isolation. • Overall, a minor adverse effect is likely. 	
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices 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 sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.</p> <p>In its proposed extents, the site is not served by a highway maintainable at public expense and should be treated as land locked for the purposes of access. The following comments are made in the belief that access from Redland Lane may be achievable.</p>
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p><u>Local Constraints</u> Insufficient footway/cycleway/carriageway provisions making conflicts likely. Insufficient accommodation of service vehicles. Limited bus service provision.</p> <p><u>Site Specific Mitigation</u> Without alternative access arrangements, very little can be achieved.</p> <p><u>Necessary Strategic Mitigation</u> If approved, contributions towards a Westbury Strategic Transport Strategy should be secured.</p>

<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>Pedestrian/Cycle: Penleigh Road and Redland Lane which serve the site, present a mix of occasional single sided footway or no footway at all and a narrow carriageway. This presents the worst case of unsure drivers, not aware of pedestrian priority, due to lack or not of continuous footways, and narrow carriageways which increase the potential for pedestrian/cyclist to vehicle conflicts. Whilst this is not necessarily an issue at present, an additional 52 vehicles present a concern that may not be easily addressed.</p> <p>Beyond the local constraints, the site is well located for education facilities, employment and the town centre.</p> <p>Bus: Bus stops are available on Eden Vale Road, and these are served by the 45A service which presents an hourly service which terminates in the early afternoon. The site is not well served by bus and is not catered for journeys beyond the town.</p> <p>Rail: The railway station is 1600m from the site, providing an alternative access to Redland Lane is available; longer if not. The station is within the prescribed walking limit.</p> <p>Service Vehicles: The constraints of the very local network present a barrier to servicing.</p> <p>Car: The addition of up to 52 vehicles presents a potential conflict to existing vulnerable users of the highway and should be avoided.</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 sites' size and location, it is considered unrealistic for a mixed-use development to be achieved. Beyond the local constraints, the site is well located for education facilities, employment and the town centre. <p>Local Constraints Insufficient footway/cycleway/carriageway provisions making conflicts likely. Insufficient accommodation of service vehicles. Limited bus service provision.</p> <p>Site Specific Mitigation Without alternative access arrangements, very little can be achieved.</p> <p>Necessary Strategic Mitigation If approved, contributions towards a Westbury Strategic Transport Strategy should be secured.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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>Westbury town centre is situated within 1km of the town centre. There is reasonable access to the existing public transport network, including to the train station which is around 0.8km away. Dilton Marsh Station is approx. 1.3km away and which serves the local community with links to Westbury and Warminster to the north and south, respectively. The site is likely to provide a small amount of support for 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 size of the site suggests it is less likely to be able to support a mixed-use development of both residential and employment land. The site has links to the main road network but lacks good access to the strategic road network. This suggests the site would be less attractive to higher skilled employment uses. The site is approximately 1.5km away from protected employment land and is only likely to be able to support a smaller development, this limits the potential for development to support existing employment land through an extension to this or an enhanced workforce.</p> <p>Sustainable transport improvements are less likely to accompany this site, but active travel choices could be promoted.</p>
<p>3. Contribute to the provision of</p>	<p>The site is unlikely to support a mixed-use development. The site could support new employment land to support recent residential growth in this area of the town. This could deliver associated local infrastructure improvements.</p>

<p>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>There may be opportunities for the site 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.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>Development in this location would be situated adjacent to residential land. However, the site is further from existing protected employment land with this being approx. 1.5km away. Development is unlikely to have very good benefits of reducing travel to work distances.</p>

Assessment outcome (on balance): Minor positive effect

Summary of SA Objective 12

- This site has a reasonably good level of accessibility to the town centre, but further from Westbury Train Station. The site is situated closer to Dilton Marsh Station, however.
- A mixed-use development is less likely, but either a residential or employment development could be supported at the site.
- New employment land could support the adjoining residential area.
- Site is small so unlikely to meet a good range of employment needs or attract higher skilled employment.
- Overall, a minor positive effect is likely.

Site Number and SHELAA ref(s): Site 12 (SHELAA site 3681)

Site name: Brook Farm, Brook Drive, Westbury

Site size: 2.64 ha **Site capacity:** approximate range 66 – 92 dwellings

Site description: The site is positioned to the north-west of Westbury and is a greenfield agricultural site with some farm buildings situated within the site boundary. The West Wiltshire Trading Estate is positioned to the north and east of the site. Brook Lane is apparent to the south of the site. Biss Brook follows the western boundary and Flood Zones 2 and 3 are apparent. Grade II Listed Book Farmhouse is also situated outside of the site boundary to the west.

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

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

<p>1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?</p>	<p>The site comprises a cluster of farm buildings including low-level barns and sheds and two adjoining fields to the east and west of Brook Drove, a narrow country lane. The fields are bound by hedgerows with occasional trees. The west site boundary is formed by riparian vegetation along Biss Brook. The tree-lined course of Biss Brook is a locally distinctive feature. Trees link along the course of Biss Brook to the south and north of the site around the settlement edge. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>
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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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. Westbury Lakes County Wildlife site lies approximately 400m southwest of the site. Fairwood House Marsh County Wildlife site and Round Wood County Wildlife site sits within roughly 1.5km of the site. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. Due to relatively small size of this site, it's unlikely a suitable alternative natural greenspace (SANG) could be delivered on-site.</p> <p>In terms of priority habitat, Biss Brook is categorised as priority habitat. The brook flows along the western boundary of the site and is lined with broadleaved trees and scrub; with a wide tree belt along the southern extent of the western boundary. A continuous hedgerow exists along the southern boundary of the site aligning Brook Lane and is bisected only by Brook Drove, and the north-eastern site boundary is also delineated by a hedgerow. Boundary hedgerows comprise priority habitat. There also appears to be a remnant hedgerow or scattered tree line, possibly with fencing, in the western section of the site and which bisects the field west of Brook Drove into two sections. Areas of the site appear to comprise grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. An ecological buffer zone of at least 20-30m from the outer edge of the riparian habitat should be implemented alongside Biss Brook and no development should be carried out within this zone.</p> <p>There are records, and potential, for bat roosts of site. Biss Brook and the associated riparian habitat on the site in the form of broadleaved treelines and scrub, will serve as a key flight line and foraging route for bats roosting in the farm buildings on site, and connects with suitable bat habitat off-site thereby facilitating movement through the landscape and to other roost sites and foraging areas. The roost on site has been identified as being used by two Annex II species. There are records of water vole upstream of the site demonstrating that water vole populations may be present along Biss Brook. Biss Brook is also likely to be used by otter. The trees, hedgerows, and scrub on site, particularly along Biss Brook, affords nesting opportunities for birds.</p> <p>Development of this site would appear likely to result in adverse effects on greater and lesser horseshoe bats. Preferred avoidance and mitigation measures to reduce effects on bats would potentially render development of the site relatively unfeasible given the need to incorporate buffers to Biss Brook and hedgerows.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> • Retention of priority habitat with wide buffer/ecological protection zones. • An ecological buffer zone of at least 20-30m from the outer edge of the riparian habitat alongside Biss Brook <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

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

Summary of SA Objective 1

- The site comprises a cluster of farm buildings including low-level barns and sheds and two adjoining fields to the east and west of Brook Drove, a narrow country lane. The fields are bound by hedgerows with occasional trees. The west site boundary is formed by riparian vegetation along Biss Brook. The tree-lined course of Biss Brook is a locally distinctive feature. Trees link along the course of Biss Brook to the south and north of the site around the settlement edge.
- 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.

<ul style="list-style-type: none"> • 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. • In terms of priority habitat, Biss Brook is categorised as priority habitat. A continuous hedgerow exists along the southern boundary of the site aligning Brook Lane and is bisected only by Brook Drove, and the north-eastern site boundary is also delineated by a hedgerow. Boundary hedgerows comprise priority habitat. There also appears to be a remnant hedgerow or scattered tree line, possibly with fencing, in the western section of the site and which bisects the field west of Brook Drove into two sections. Areas of the site appear to comprise grassland. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • An ecological buffer zone of at least 20-30m from the outer edge of the riparian habitat should be implemented alongside Biss Brook and no development should be carried out within this zone. • There are records, and potential, for bat roosts of site. Biss Brook and the associated riparian habitat on the site in the form of broadleaved treelines and scrub, will serve as a key flight line and foraging route for bats roosting in the farm buildings on site, and connects with suitable bat habitat off-site thereby facilitating movement through the landscape and to other roost sites and foraging areas. The roost on site has been identified as being used by two Annex II species. There are records of water vole upstream of the site demonstrating that water vole populations may be present along Biss Brook. Biss Brook is also likely to be used by otter. • Development of this site would appear likely to result in adverse effects on greater and lesser horseshoe bats. Preferred avoidance and mitigation measures to reduce effects on bats would potentially render development of the site relatively unfeasible given the need to incorporate buffers to Biss Brook and hedgerows. The estimated capacity will be much reduced by the above requirements for mitigation. • Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones, for example an ecological buffer zone of at least 20-30m from the outer edge of the riparian habitat alongside Biss Brook. The development of the site should conserve and enhance GBI. • Overall, a moderate 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 would not deliver appropriate housing densities. The site is north of the town and railway line and there is no other residential development in this area. There are a number of industrial premises adjacent to the site. It may be that employment uses would be more suitable in this location.</p> <p>Westbury contains a wide range of infrastructure, services and facilities but there are no bus services/routes in close proximity to this site. The train station is more accessible, however. 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 predominantly greenfield. It does include the farmyard and farm buildings of Brook Farm but being agricultural, this would not be regarded as 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 but it also contains Brook farm buildings. Adjacent to the site is a plant that deals with hazardous waste and also railway land is adjacent. Therefore, there are multiple potential sources of 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	<p>Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting entirely of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV.</p>

Versatile Agricultural land (Grades 1, 2, 3a)?	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. 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?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the design and layout of this site. However, this site is located next to Waste Matters Ltd which is a hazardous waste transfer station, and next to Northacre Resource Recovery Centre where household waste is processed using mechanical and biological treatment. It is likely that locating housing this close to such facilities would not be acceptable. Some industrial uses on this site may be acceptable, however.</p> <p>The nearest Household Recycling Centre to this site is at Warminster, approx. 3.7 miles away.</p>
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 given its location • There are no opportunities to reuse Previously Developed Land. This site is predominantly greenfield. It does include the farmyard and farm buildings of Brook Farm but being agricultural, this would not be regarded as PDL • There are multiple potential sources of 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 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 • This site is located next to a hazardous waste transfer station, and Northacre Resource Recovery Centre where household waste is processed using mechanical and biological treatment. It is likely that locating housing this close to such facilities would not be acceptable. Some industrial uses on this site may be acceptable, however • Overall, a moderate adverse effect is considered most likely against this objective, given the location of this site 	
SA objective 3 - Use and manage water resources in a sustainable manner	
Decision-Aiding Questions. Will the development site...	
1. Protect surface, ground and drinking water quantity/ quality?	This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones, or Drinking Water Protected Areas. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to any watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.

2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	<p>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.</p> <p>Significant 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. Major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.</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>
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 Wessex Water would be able to accommodate development of this site without reinforcement to networks. • 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. • 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 abuts Brook Lane industrial estate, which includes a network rail yard. A noise impact assessment would be required to determine the potential impacts and mitigations. There is also potential for light pollution from the industrial estate to result in a negative impact and would also require assessment.</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>Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.</p>

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<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 abuts Brook Lane industrial estate, which includes a network rail yard. A noise impact assessment would be required to determine the potential impacts and mitigations. • There is potential for light pollution from the industrial estate to result in a negative impact and would require assessment. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • Based on 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 in Westbury, 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 closest watercourse to the site is Biss Brook, which runs down the west of the site. This represents an opportunity to enhance green/blue infrastructure.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a high groundwater flood risk across 80% of the site. This means groundwater levels are less than 0.25m below ground level. High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 8% of the site and a medium risk of surface water flooding on 6% of the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.

<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 and is the far side of the railway 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 Westbury, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some types of SuDS may be inhibited due to 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 high groundwater flood risk across most of the site. 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 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 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 smaller 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 in order to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substation in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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. • 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>The site will have an impact on Grade II Listed Brook Farm and an impact on scheduled deserted medieval village. The site forms immediate remaining setting of Brook Farm, the farmstead of which appears to retain some surviving historic buildings which should be considered as curtilage listed. Farmsteads have a fundamental relationship with their surrounding hinterland. In this case the setting of the farmstead is already severely compromised by the adjacent industrial estate and further development in this location would compound the issue. Heritage England should input on harm to setting of scheduled monument, but there is potential for further archaeology and setting of former rural village likely to be an issue. There would be a requirement to protect settings of Brook Farm and Schedule Monument to likely to make any development very difficult. Although not involving direct and clear 'substantial harm', the public benefit of development surrounding the farm are unlikely to be such that it could outweigh harm to the designated assets.</p> <p>The site is within the 100m buffer of a Medieval settlement and field systems west of Brook Farm which is of high value. The earthworks of the Medieval village of 'Broke' surround the site in all areas of the 100m buffer zone, and whilst these earthworks not themselves designated are of high value. The site is close to scheduled Medieval settlement and associated earthworks surround site associated with 'Broke', important to consider changes to setting of scheduled monument or impact on remains directly associated with monument. Based on evidence that is currently available and known, and the site's relatively large size, the site appears to be 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 clarify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.</p> <p>The site characterised as post-medieval piecemeal fields, that have changed little since 19th century which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, 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): 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 not located near 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>	

Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB is situated approximately 8.4km to the northwest of the site, the Cranborne Chase AONB approximately 6.2km to the south and Round Wood ancient woodland approximately 1.3km to the northwest. 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 to the west of Westbury, on Brook Lane to the north of the rail yard and a waste site. It is a small site located on gently sloping landform that generally rises from the west to the edge of the trading estate. The site itself rises gently from Biss Brook that flows along the west site boundary.</p> <p>The site comprises a cluster of farm buildings including low-level barns and sheds and two adjoining fields to the east and west of Brook Drove, a narrow country lane. The fields are bound by hedgerows with occasional trees. The west site boundary is formed by riparian vegetation along Biss Brook. The tree-lined course of Biss Brook is a locally distinctive feature in a relatively sparsely vegetated landscape. Trees link along the course of Biss Brook to the south and north of the site around the settlement edge.</p> <p>This is a rural site that is not connected to existing residential settlement areas. It is influenced by the surrounding commercial/industrial land uses which are often conspicuous on the edge of the trading estate that forms the northwest of Westbury. The rural landscape extends to the west of the site, with an irregular field pattern defined by hedgerows with trees.</p> <p>The site is part of an undesignated, relatively small-scale landscape that contains few important components. It is influenced by the adjacent industrial land uses including large buildings such as the recycling plant. It is a simple landscape with limited distinctive features and sense of place. The riparian vegetation along Biss Brook is a characteristic feature through the landscape to the west of Westbury and forms the west site boundary. Generally, the site is in poor to moderate condition and has limited scenic value due to the incongruous elements in proximity.</p> <p>Overall, the site is of generally low to medium 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 be intrusive in the rural landscape setting on the edge of the settlement, where it breaks the treeline of the vegetation along Biss Brook. • Potential loss of hedgerows and trees that would weaken green links through the countryside and remove buffers to the existing settlement edge. • Potential for alteration to the course and character of Biss Brook, which forms a distinctive green/blue link through the landscape around the west of Westbury. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the treeline and form a conspicuous settlement edge. • Retain and enhance hedgerows and trees as part of a mature landscape framework that maintains green links and contributes to landscape buffers to development. • Limit development in proximity to Biss Brook and retain and enhance the riparian vegetation along its course as part of the landscape strategy for the site.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way within the site. There is a footpath to the west of Biss Brook, which follows the course of the brook north around the edge of the trading estate and connects to other rights of way to the south of the site. There is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8	

<ul style="list-style-type: none"> • The Cotswolds AONB is situated approximately 8.4km to the northwest of the site, the Cranborne Chase AONB approximately 6.2km to the south and Round Wood ancient woodland approximately 1.3km to the northwest. • The site comprises a cluster of farm buildings including low-level barns and sheds and two adjoining fields to the east and west of Brook Drove, a narrow country lane. The fields are bound by hedgerows with occasional trees. The west site boundary is formed by riparian vegetation along Biss Brook. • This is a rural site that is not connected to existing residential settlement areas. It is influenced by the surrounding commercial/industrial land uses which are often conspicuous on the edge of the trading estate that forms the northwest of Westbury. • The riparian vegetation along Biss Brook is a characteristic feature through the landscape to the west of Westbury and forms the west site boundary. Generally, the site is in poor to moderate condition and has limited scenic value due to the incongruous elements in proximity. • The site is of generally low to medium landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 within a highly deprived area. The site is small, but development in this location is likely to have benefits of new homes or jobs in a most deprived area. These benefits would be unlikely to be significant due to the size of the site. The site has the potential to deliver up to 92 homes of different types and tenures. This site could deliver a small level of affordable housing. There could be social benefits as a result of construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which	Westbury town centre is situated approximately 1.6km away to the south-east of the site. There is poor access to the existing bus network, however the train station is within 600m of the site. Where possible, accessibility via sustainable transport modes should be enhanced and ensured. The site is less likely to support vast amenity greenspace due to its size, however Biss Brook to the west of the site may be an opportunity.

are able to cope with the additional demand?	<p>A housing development at this site could generate the need for 9-12 early years school places, 20-29 primary school places and 15-20 secondary places. Financial contributions would be required in creating new early years places and potentially in creating secondary school places, if the existing capacity within Matravers School isn't sufficient. An existing surplus in primary school places would be able to meet needs arising from this site.</p> <p>The site is 1.4 km away from the White Horse Health Centre. The railway line forms a hard barrier between the site and the health centre, which may affect accessibility in addition to the site being situated away from the main road network. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 site is small and unlikely to support a mixed-use development comprising community uses and public open space. As the site is small, it is also less likely to make a good contribution to supporting existing facilities at the town. The site also lacks a good relationship with existing facilities due to its location to the west of the West Wilts Trading Estate.</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 at this site lacks a relationship with surrounding rural communities, the brook and topography to the west of the site suggests a new housing development in this location would be fairly isolated itself. A housing development would also be unlikely to lead to vastly improved local services. The north, east and south of the site fall in the West Wilts Trading Estate, isolating the site from the existing residential areas of Westbury. An employment development could have some benefits through new jobs and potentially enhance public transport in this location, but any benefits are likely to be extremely limited due to the size of the site and its location.</p>
Assessment outcome (on balance): Neutral effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site is likely to have good benefits of directing development towards a more deprived area. • Site is likely to provide small level of affordable homes as part of a housing development. • The site has reasonable accessibility to the town centre. • The site is unlikely to support new amenity greenspace. • Early years, primary and secondary schooling provision could be met through existing provision and through the creating of additional provision at existing facilities. • Accessibility to existing health care provision is poor and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the onsite provision of community facilities and would be unlikely to support existing facilities through contributions or new users. • Development could make a 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,	<p>Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved.</p>

that reduce the need to travel and reduce reliance on the private car?	
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints The site is not accessed by an attractive walking/cycling route. The site is not accessible by bus.</p> <p>Site Specific Mitigation Without a change to surrounding land uses, the site constraints may not be mitigated.</p> <p>Necessary Strategic Mitigation If approved, contributions towards a Westbury Strategic Transport Strategy should be secured.</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 served by Brook Drove and Brook Lane, leading back to Storridge Road and The Ham for onward access to amenities and the town. This route, whilst being lit and served for much of its length by footways, is unattractive and unlikely to promote active travel as a means to access the site. The route predominantly serves industrial uses, which may not present activity before 8am and after 5pm and hence there will be no overlooking or passive security after these hours.</p> <p>Bus: The site is inaccessible by bus. Whilst resolution to the weight limit on the B3097 railway bridge may bring buses onto The Ham, these would still be over 550m walk from the site and unlikely to be of high frequency and accessed via an unattractive route.</p> <p>Rail: Despite being on the opposite side of the rail track to the station, access to the station facilities is via a 1.3km walk. Notwithstanding this, the site is within reasonable walking distance, but accessed via an attractive route.</p> <p>Service Vehicles: Given the industrial nature of the locality, servicing the site is not considered a material issue.</p> <p>Car: Given the industrial nature of the locality, the site is well served by high standard roads that may accommodate the development impact.</p>
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered unrealistic for a mixed-use development to be achieved. <p>Local Constraints The site is not accessed by an attractive walking/cycling route. The site is not accessible by bus.</p> <p>Site Specific Mitigation Without a change to surrounding land uses, the site constraints may not be mitigated.</p> <p>Necessary Strategic Mitigation If approved, contributions towards a Westbury Strategic Transport Strategy should be secured.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 1.6km away to the south-east of the site. There is poor access to the existing bus network, however the train station is within 600m of the site. Despite good access to the train station, the site is unlikely to provide good support to the town centre.
2. Provide a variety of employment land to	The site adjoins protected employment land and could support an extension to the West Wilts Trading Estate. The site is less likely to be suited to housing due to its location. The site also lacks good connectivity to the road network and has limited potential for integration into the town of Westbury due to the railway line. The site could

<p>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>attract higher skilled employment, although it is unlikely to meet a range of different employment needs or aid in diversifying the local economy. There are some risks that a development in this location, adjoining the Trading Estate could constrain employment growth at Hawkeridge, which has yet to come forward. However, the site is smaller and likely to be able to support adjoining businesses in the place of attracting new business.</p> <p>Sustainable transport improvements are less likely to accompany this site, but active travel choices could be promoted. Particularly between the site and the train station.</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>The site is unlikely to support a mixed-use development. The site could support new employment land to support recent residential growth in this area of the town. This could deliver associated local infrastructure improvements e.g., access improvements along Brook Lane.</p> <p>There may be opportunities for the site 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.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>Development in this location would be situated adjacent to employment land. However, the site is less well connected to existing residential land due to the apparencey of the railway line. Development is unlikely to have very good benefits of reducing travel to work distances.</p>

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

- Summary of SA Objective 12**
- This site has a reasonably poor level of accessibility to the town centre, but good access to Westbury Train Station.
 - A mixed-use or residential development is less likely, but an employment development could be supported at the site.
 - New employment land could support the growth of protected employment land.
 - Site is small so unlikely to meet a good range of employment needs or attract higher skilled employment.
 - Overall, a moderate significant positive effect is likely.

Site Number and SHELAA ref(s): Site 13 (SHELAA site 3709)
Site name: Court Farm Estate, Westbury
Site size: 63.85 ha **Site capacity:** approximate range 1596 – 2235 dwellings
Site description: This is a greenfield site positioned to the north of Westbury. The site is in agricultural use and the West Wiltshire Trading Estate is directly to the south of the site. The site is large and the northern boundary begins to encroach on North Bradley. Buildings associated with the agricultural use of the site are positioned to the centre. A strip of Deciduous woodland is also

apparent within the site. Hawkeridge Road follows the eastern boundary of the site up to Bitham Brook in the north. Bitham Brook and Biss Brook form the north-eastern and northern boundaries, respectively. Public Rights of Way HEYW25, HEYW19, HEYW10A and HEYW10 cross 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>This larger site is located between Biss Brook and Bitham Brook. Biss Brook flows along the north site boundary and Bitham Brook along the northeast site boundary, and they confluence to the northeast of the site and flow into the river Biss. A couple of small watercourses flow through the site into these brooks. The site comprises a network of small, irregular, pastoral fields that are bound by generally robust hedgerows with occasional trees. The watercourses are treed and there is a small woodland block through the centre of the site and a small woodland adjoining the west site boundary.</p> <p>In accordance with the mitigation hierarchy, development should avoid the loss, fragmentation, and deterioration of priority habitat. Therefore, Biss Brook and Bitham Brook and the treelines along the banks of the brooks should be retained and protected, as the brooks and associated riparian habitat comprise important 'wildlife and GBI corridors' that connect with habitat for protected and priority species on and off-site. Likewise, the broadleaved woodland and hedgerows along the site boundaries and delineating field boundaries should also be retained and protected. For example, an ecological buffer zone of at least 30m from the outer edge of the riparian habitat alongside Biss Brook and Bitham Brook should be incorporated. 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 arable fields within the site will likely have a relatively low value in habitat units when calculated using the Biodiversity Metric whereas the woodlands, water corridors, tree belts, hedgerows and any areas of priority grassland will have a comparatively higher habitat unit value and the habitats of higher value should be retained, protected, and enhanced.</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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. It is probable that the large scale of development proposed at the site would lead to additional visitor/recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the majority of the site also site within the yellow zone representing a medium risk or habitat loss. It will be necessary to comply with TBMS criteria. A small section of the site along its eastern margin falls within the 1.5km zone of influence around a Bechstein's bat maternity roost site in Picket and Clanger Wood Site of Special Scientific Interest (SSSI). The north-eastern portion of the site falls within the 1.5km zone of influence around a Bechstein's bat maternity roost site at Flowers Wood Day Nursery in Flowers Wood County Wildlife site. Development of the large scale proposed at this site in such close proximity to woodlands that support Bechstein's bat maternity roost sites which are functionally linked to the Bath and Bradford on Avon Bats SAC will likely lead to adverse effects on these roost sites.</p> <p>Picket and Clanger Wood Site of Special Scientific Interest (SSSI) is located approximately 983m east of the site. Directly opposite the SSSI and located approximately 814m east of the site is Round Wood, Heywood County Wildlife site (CWS). The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. The provision of a suitable alternative natural greenspace (SANG) on-site is unlikely to wholly avoid or mitigate for the potential adverse effects on Picket and Clanger Wood SSSI and other local designations.</p> <p>In terms of priority habitat Biss Brook flows east along the entire northern site boundary where it essentially delineates the northern extent of the site. A wet drainage ditch flows east along the southern boundary of the field in the northwest corner of the site and drains into Biss Brook along the northern site boundary. Bitham Brook flows under Hawkeridge Road (B3097) at Horse Bridge and then flows north along the eastern site boundary. A small pond is present in the southwest corner of the site in a small woodland copse. A small pocket of deciduous woodland priority habitat / HPI exists in the southeast corner of the site. A wide mature tree belt / woodland exists along Biss Brook along the northern boundary of the site. Similarly, a tree belt / woodland lines Bitham Brook where it demarcates the northern third of the eastern site boundary. The remaining site boundaries are delineated by mature hedgerows, and a network of mature hedgerows form boundaries to the patchwork of fields within the site. The field in the northwest corner of the site appears to comprise relatively unmanaged grassland whilst a number of other hay fields/grazing pasture fields are present within the site. Priority habitat, including all hedgerows/trees, should be retained with wide buffer/ecological protection zones.</p>

	<p>Development of this large currently unlit greenfield site bordered by Biss Brook and Bitham Brook, which serve as key commuting/foraging corridors for bats, will likely have adverse effects on bats on-site and at core roosts off-site. The mature hedgerows across the site and along its boundaries comprise suitable bat commuting and foraging habitat, and the woodlands and grazing pasture on site also afford suitable foraging habitat whilst there are also potential roost features on site. There are records of otter and water vole along Biss Brook in the vicinity. The woodland / tree belts, hedgerows, riparian habitat, scattered trees, and scrub on site provide nesting opportunities for birds.</p> <p>The estimated capacity will be much reduced by the above requirements for mitigation.</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"> • Retention of priority habitat with wide buffer/ecological protection zones. • For example, an ecological buffer zone of at least 30m from the outer edge of the riparian habitat alongside Biss Brook and Bitham Brook. <p>In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.</p>

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

Summary of SA Objective 1

- This larger site is located between Biss Brook and Bitham Brook. Biss Brook flows along the north site boundary and Bitham Brook along the northeast site boundary, and they confluence to the northeast of the site and flow into the River Biss. A couple of small watercourses flow through the site into these brooks. The site comprises a network of small, irregular, pastoral fields that are bound by generally robust hedgerows with occasional trees. The watercourses are treed and there is a small woodland block through the centre of the site and a small woodland adjoining the west site boundary.
- Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. For example, an ecological buffer zone of at least 30m from the outer edge of the riparian habitat alongside Biss Brook and Bitham Brook should be incorporated.
- 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 arable fields within the site will likely have a relatively low value in habitat units when calculated using the Biodiversity Metric whereas the woodlands, water corridors, tree belts, hedgerows and any areas of priority grassland will have a comparatively higher habitat unit value and the habitats of higher value should be retained, protected, and enhanced.
- The site lies within the 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure, the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts and the majority of the site also site within the yellow zone representing a medium risk or habitat loss. A small section of the site along its eastern margin falls within the 1.5km zone of influence around a Bechstein's bat maternity roost site in Picket and Clanger Wood Site of Special Scientific Interest (SSSI). The north-eastern portion of the site falls within the 1.5km zone of influence around a Bechstein's bat maternity roost site at Flowers Wood Day Nursery in Flowers Wood CWS. Development of the large scale proposed at this site in such close proximity to woodlands that support Bechstein's bat maternity roost sites which are functionally linked to the Bath and Bradford on Avon Bats SAC will likely lead to adverse effects on these roost sites.

<ul style="list-style-type: none"> • 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. The provision of a suitable alternative natural greenspace (SANG) on-site is unlikely to wholly avoid or mitigate for the potential adverse effects on Picket and Clanger Wood SSSI and other local designations. • In terms of priority habitat Biss Brook flows east along the entire northern site boundary, a wet drainage ditch flows east along the southern boundary of the field in the northwest corner of the site and Bitham Brook flows north along the eastern site boundary. A small pond is present in the southwest corner of the site in a small woodland copse. A small pocket of deciduous woodland exists in the southeast corner of the site and a wide mature tree belt / woodland exists along Biss Brook along the northern boundary of the site. Similarly, a tree belt / woodland lines Bitham Brook. The remaining site boundaries are delineated by mature hedgerows, and a network of mature hedgerows form boundaries to the patchwork of fields within the site. The field in the northwest corner of the site appears to comprise relatively unmanaged grassland whilst a number of other hay fields/grazing pasture fields are present within the site. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones. • Development of this large currently unlit greenfield site bordered by Biss Brook and Bitham Brook, which serve as key commuting/foraging corridors for bats, will likely have adverse effects on bats on-site and at core roosts off-site. • The estimated capacity will be much reduced by the above requirements for mitigation. • Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat with wide buffer/ecological protection zones, for example, an ecological buffer zone of at least 30m from the outer edge of the riparian habitat alongside Biss Brook and Bitham Brook. The development of the site should conserve and enhance GBI. • Overall, a moderate 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 would not deliver appropriate densities. The site extends out into open countryside from West Wilts Trading Estate and is divorced from the town. The only residential development in this area is low-density development at Hawkeridge village. The southern part of the site may be more suitable for employment uses as an extension to West Wilts Trading Estate.</p> <p>Westbury contains a wide range of infrastructure, services and facilities and there are bus stops/services that could serve this site along Hawkeridge Road. 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 predominantly greenfield, agricultural land. It does include the farmyard and farm buildings of Court Farm but being agricultural, this would not be regarded as 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 most of the site, land contamination is considered unlikely to be a significant issue. However, Court 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.</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 Grades 3 and 4 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV.</p> <p>Development of this site would lead to a significant permanent loss of Grades 3 and 4 quality agricultural land, given the site size. 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	<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>

mineral resources? If so, is there potential to extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	<p>There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the design and layout of 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. The nearest Household Recycling Centre is at Trowbridge, approx. 3.5 miles away.</p>
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 2</p> <ul style="list-style-type: none"> • It is considered that development of this site would not deliver appropriate densities. The site extends out into open countryside from West Wilts Trading Estate and is divorced from the town. The only residential development in this area is low-density development at Hawkeridge village • This site is predominantly greenfield, agricultural land. It does include the farmyard and farm buildings of Court Farm but being agricultural, this would not be regarded as PDL • Land contamination is considered unlikely to be a significant issue. However, Court Farm is included within the site and further investigation of any contamination will be needed • Development of this site would lead to a significant permanent loss of Grades 3 and 4 quality agricultural land, given the site size • 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 	
<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?	<p>This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.</p> <p>Significant water infrastructure crosses the site.</p> <p>With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury.</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</p>

	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'. 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. • 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 evidence above it is considered that 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 southern boundary of the site abuts the West Wilts Trading Estate, and in close proximity is a night club and a car mechanic shop which have potential to be sources of adverse noise. Road traffic noise from the B3097 may also impact future occupiers. Anise impact assessment would be required to assess potential impacts and possible mitigation.</p> <p>There is also potential for light pollution from the industrial estate to impact the site and would require further assessment. The site also abuts a solar farm, and a glint and glare survey would be required to ensure future occupiers are not impacted by light reflection from the solar panels.</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?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury.
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	

- 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 southern boundary of the site abuts the West Wilts Trading Estate, and in close proximity is a night club and a car mechanic shop which have potential to be sources of adverse noise. Road traffic noise from the B3097 may also impact future occupiers. A noise impact assessment would be required to assess potential impacts and possible mitigation.
- There is also potential for light pollution from the industrial estate to impact the site and would require further assessment. The site also abuts a solar farm, and a glint and glare survey would be required to ensure future occupiers are not impacted by light reflection from the solar panels.
- Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required.
- 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...

<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>This is a very large site in Westbury, and it is considered that many 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>
<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>Most of the site is in flood zone 1, however 11% of the site is in flood zone 2. Flood zone 1 means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are a number of watercourses within the north of the site as Bitham Brook and Biss Brook begin to emerge and come together. Wide buffer zones should be left adjacent to watercourses however this also represents an opportunity to enhance green/blue infrastructure.</p>
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>There is a minimal pluvial or groundwater risk to the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.</p>
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change,</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 1 km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport.</p>

including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a larger site in Westbury there may be provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • Most of the site is in Flood Zone 1 however a small part of the site is in flood zone 2, associated with watercourses close to the north 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. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for this development to include renewable energy generation. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • The size of this site may lend itself to renewable energy opportunity, however it also has the potential to produce significantly more greenhouse gas emissions than a smaller site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a very large site which could produce more emissions than a smaller one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given the loss of greenfield land which thus natural drainage, a minor adverse effect is likely. 	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...	
1. Support the development of renewable and low carbon sources of energy?	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: <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?	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 it 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 large site, there would be more demand on the current infrastructure. According to SSEN's generation availability map, the substations in Westbury are all 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 Map, the substations in Westbury are also all 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.

3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and 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"> • 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 significant 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 Grade II Listed Court Farm and also a possible impact on setting of Brook Hall complex (which includes Grade I lodging range). Court Farm is a good example of a reasonably intact 17th century farmstead with surviving buildings. Farmsteads have a fundamental relationship with their surrounding hinterland. This is a flat open site which covers farmstead and whole of agricultural setting and mitigation likely to be difficult. Development may need to be restricted to northern edge, beyond landscape tree belt if impact on listed building were to be mitigated. Any impact on the wider setting of Brook Hall complex requires assessment. This is a large site so development of some areas may be acceptable (assessment required) but could require a much-reduced capacity. Requirement to protect settings of Court Farm likely to significantly constrain development and although not involving direct and clear 'substantial harm', the public benefit of any significant scale of development surrounding the farm are unlikely to be such that they could outweigh harm to the designated assets. Site boundaries should be amended to omit these areas.</p> <p>The site includes various archaeological features of medium value, including medieval deer park encroaches southern area of the site, post-medieval water meadow in the northern area of site and medieval settlement at Hawkeridge encroaches the south-eastern corner of the site. And in the north of the site there are of low value medieval field boundaries, medieval / post-medieval field boundaries and Medieval ridge and furrow of very low value. The site is also within the 100m buffer of several more moderate value features, including an undated field system identified in south eastern area of buffer zone, undated pits in south eastern area of buffer zone, and undated ditches identified in south western area of buffer zone and of very low value post-medieval ridge and furrow in northern area of buffer zone and medieval and/or post-medieval field boundaries in northern area of buffer zone.</p> <p>Based on evidence that is currently available and known, and the site's relatively large size, the site appears to be heavily constrained by archaeological remains. The site has not been subject to archaeological investigation. A watching brief and evaluation site area encroaches the south eastern edge of the site but was not focused on the site itself. Therefore, further investigation could be needed during a planning application process to clarify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate.</p> <p>The majority of the site is characterised as post-medieval irregular fields, changed little since 19th century, no prior character legible and a narrow strip of land in the centre of the site is characterised as post-medieval woodland associated with a trackway, woodland established by the 19th century which are not highly sensitive. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Mitigation strategy could include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site 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): 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 moderate. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is low. • The site is not located near to a conservation area. • Overall, a moderate adverse effect is 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>	
<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>The Cotswolds AONB is situated approximately 6.3km to the northwest of the site, the Cranborne Chase AONB approximately 8.1km to the south, Clanger Wood ancient woodland approximately 850m to the east and High Wood ancient woodland approximately 1.5km to the southwest. Significant impacts on nationally designated landscapes from development are not anticipated.</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 is located to the northwest of Westbury, to the north of West Wilts Trading Estate, west of Hawkeridge. This is a large site located on gently undulating, gently rising slopes between Biss Brook and Bitham Brook. The landform rises from approximately 45m AOD along Biss Brook at the north site boundary, to approximately 52m AOD in the southeast of the site. Biss Brook flows along the north site boundary and Bitham Brook along the northeast site boundary, and they confluence to the northeast of the site and flow into the River Biss. A couple of small watercourses flow through the site into these brooks.</p> <p>The site comprises a network of small, irregular, pastoral fields that are bound by generally robust hedgerows with occasional trees. The watercourses are treed and identifiable features in the landscape. There is a small woodland block through the centre of the site and a small woodland adjoining the west site boundary. This is locally distinctive area of largely intact, post-medieval field enclosure pattern.</p> <p>The site has a predominantly rural character with some urban influence from the trading estate to the south.</p> <p>It is a relatively ordinary, rural landscape with some distinctive characteristics such as the tree-lined watercourses and woodland blocks that contribute to the sense of place. These are locally connected but with limited connectivity with surrounding features. The landscape is in generally moderate to good condition with some scenic quality and local value. There is some localised intrusion from the trading estate to the south of the site.</p> <p>Overall, the site is of generally medium landscape sensitivity to development, with variation across the site including areas of higher sensitivity in the north of the site in association with the watercourses. The site has generally medium capacity to accommodate development, with reduced capacity in the north of the site where landscape features are in good condition.</p> <p>Potential for significant adverse effects include the following:</p> <ul style="list-style-type: none"> • Potential for built form to be intrusive in the rural landscape setting especially where it has potential to form harsh new urban edges and skylines, or physically encroach upon the watercourse corridors. • Potential for development to result in coalescence of the Westbury and North Bradley, and also with Hawkeridge to the east. • Potential loss of hedgerows, riparian vegetation and woodland that would alter the rural character and sense of enclosure within the site. • Potential changes to the character of the watercourses, experienced by users of public rights of way. <p>Scope for mitigation includes the following:</p> <ul style="list-style-type: none"> • Avoid development that would break the treed skyline and be prominent in the river valley landscape. • Limit development through the north and southeast of the site to prevent coalescence and retain the separate identity of settlements where appropriate. • Retain and enhance hedgerows and trees as part of a mature landscape framework that links between Westbury and the surrounding countryside. • Limit development in proximity to the watercourses and create a biodiverse, accessible and connected green-blue corridor along them in order to maintain a strong landscape buffer through the landscape.

	<ul style="list-style-type: none"> Retain rural character of key public rights of way and particularly along the watercourses.
3. Protect and enhance rights of way, public open space and common land?	There are several public footpaths through the site, linking the surrounding settlements and a network of routes through the broad valley landscape. 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	
Summary of SA Objective 8	
<ul style="list-style-type: none"> The Cotswolds AONB is situated approximately 6.3km to the northwest of the site, the Cranborne Chase AONB approximately 8.1km to the south, Clanger Wood ancient woodland approximately 850m to the east and High Wood ancient woodland approximately 1.5km to the southwest. The site comprises a network of small, irregular, pastoral fields that are bound by generally robust hedgerows with occasional trees. Biss Brook flows along the north site boundary and Bitham Brook along the northeast site boundary, and they confluence to the northeast of the site and flow into the River Biss. A couple of small watercourses flow through the site into these brooks. There are several public footpaths through the site, linking the surrounding settlements and a network of routes through the broad valley landscape. The site has a predominantly rural character with some urban influence from the trading estate to the south. The landscape is considered to be in generally moderate to good condition with some scenic quality and local value. It is considered that the site is of generally medium landscape sensitivity to development, with variation across the site including areas of higher sensitivity in the north of the site in association with the watercourses. The site has generally medium capacity to accommodate development, with reduced capacity in the north of the site where landscape features are in good condition. Overall, a moderate adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9	
<ul style="list-style-type: none"> Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing as part of a housing development. The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. Overall, a major positive effect is considered likely against this objective. 	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	
Decision-Aiding Questions. Will the development site...	

1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	<p>The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated within a more deprived area. The site is large and although it is not within one of the most deprived areas in Westbury, development of this size could have wider benefits as well as very good benefits for this area.</p> <p>The site has the potential to deliver up to 1762 homes of different types and tenures. This site could deliver a significant level of affordable housing.</p> <p>There could be social benefits as a result of 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>Westbury town centre is situated approximately 2.5-3.7km to the south of the sites southern and northern boundaries. There is reasonably good access to the existing public transport network along Hawkeridge Road. The train station is 1.4-2.6km away to the south. Efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre and other facilities are apparent, particularly as existing accessibility is very poor. The size of the site suggests that it would be able to support a very good amount of amenity greenspace. With existing greenspace and watercourses providing opportunities for this.</p> <p>A housing development at this site could generate the need for 164-229 early years school places, 390-564 primary school places and 277-388 secondary places. At least two new 2FE primary schools would be required to meet needs arising from this development and potentially three to meet the upper end of the scale. This would be able to support 60 early years places in each school. Potentially, a further 80-100 place day care nursery or two 80 place day care nurseries would also be required to meet early years needs in full. Land and contributions would be required. The site falls into the Trowbridge secondary schooling catchment as such needs would need to be met through a new facility at Trowbridge. There is some uncertainty relating to the delivery of these new places and a safe walking route and connectivity would need to be ensured through any housing development.</p> <p>The site is situated between 3-4.2km from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 site is very large and more likely to support a mixed-use development incorporating community uses and public open space. There could be an opportunity to focus these around new education facilities to bring forward a new local centre. A development at this site is also likely to support existing facilities at the town through contributions/new users, albeit the site lacks good accessibility to existing community uses. An employment development could be more suited to this site, provided an element of recreational uses to be served by existing communities and workers.</p> <p>There may be opportunities to improve PRoWs HEYW10, HEYW10A, HEYW19 and HEYW25.</p>
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	<p>The site is situated away from the main town of Westbury and extends north towards North Bradley. The site is vase and lacks a relationship with existing communities, albeit the southern area of the site is well related to the West Wilts Trading Estate, rural communities are also situated to the east of the site at Hawkeridge village and along Hawkeridge Road. A development of this size would be likely to have very good benefits of improved local services in this location. However, it is unlikely that these improvements would make much enhancement on top of the existing context, with Hawkeridge being served by the public transport network to Westbury and North Bradley being subject to public transport connections to Trowbridge. The site would therefore be unlikely to lead to very good or significant benefits of reducing the adverse effects of rural isolation due to its location. An employment development in this area could have wider reaching benefits through a significant level of new jobs.</p>

Assessment outcome (on balance): Minor positive effect

- Summary of SA Objective 10**
- Development at this site could have benefits more widely and in this location which is more deprived.
 - Site is likely to provide a significant level of affordable homes as part of a housing development.
 - The site has very poor accessibility to the town centre, but connectivity across the site would need to be ensured.
 - The site could support a very good level of new onsite amenity greenspace.

<ul style="list-style-type: none"> • Early years, and primary provision could be met through new onsite provision onsite. Secondary needs would need to be met at a new facility in Trowbridge as the site falls outside of the Matravers catchment. The site would need to provide financial contributions to securing this new facility. However, the site is some distance from provision at Trowbridge and accessibility is a concern. • Accessibility to existing health care provision is extremely poor, but additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site could support the onsite provision of community facilities and provide good support to existing facilities through contributions and new users. • Development would be likely to make some contribution to reducing rural isolation, however these benefits are more likely to be apparent as a result of new employment land and new jobs. • Overall, a minor positive effect is considered 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 sites' size and location, it is considered realistic for a mixed-use development to be achieved.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	<p>Local Constraints No active travel connections to Westbury and poor connection to North Bradley. Bus transit requires service uplift and highway works to remove weight limits. The site is very likely to have a material impact on congestion points of concern.</p> <p>Site Specific Mitigation The site, by virtue of lack of land availability and distance, is unlikely to resolve its active travel concerns. If approved, the site should contribute to provide a 30-minute frequency bus service between at least Westbury and Trowbridge, serving at least one railway station. To deliver the service, the railway bridge on the B3097 should be opened to all traffic having been subject to structural enhancements. Wherever possible, the site should mitigate its traffic capacity impacts, although some of these are unresolvable without compulsory purchase of land.</p> <p>Necessary Strategic Mitigation The site should contribute to both the Trowbridge and Westbury Transport Strategies given its impacts in both towns and intervening areas.</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 not served by a continuous footway network to link it back to Westbury. PROW connections to North Bradley are available, however these are predominantly for recreation needs and they, nor the amenities available in North Bradley, are sufficient to cater for the site demands; this includes the primary school. The site is considered inaccessible by walking and cycling to cater for its needs. Because employment opportunities are within close proximity to the site, the site may be considered sustainable if all other residential requirements are met; education of all levels, retail and community facilities. However, at 1700+ dwellings, delivering these facilities are unlikely to be financially viable or sustainable in the long term.</p> <p>Bus: The development is of a scale that could not rely upon existing services and thus new services, or service uplift would be required. However, delivering such a provision would require enhanced routing to avoid the use of Slag Lane, Westbury and hence the resolution of the weight limit at the B3097 Railway Bridge should be resolved in association with any service enhancement/delivery.</p> <p>Rail: The site is 3.2km from the railway station, with no walking and cycling connectivity and is hence not considered connected by rail infrastructure.</p> <p>Service Vehicles: Hawkeridge Road provides access to a number of industrialised areas and is thus considered satisfactory to serve the site. The site will also require multiple access points onto Hawkeridge Road and there is no requirement for a specific emergency vehicle access.</p> <p>Car: The site will deliver a point loaded impact at the A350/Phillips Way Junction, Hawkeridge Road/A350/A363 junction, A363/Phillips Way/Westbury Road Junction, Hawkeridge Road/Link Road/Mill Lane junction and The Ham/Storrige Road/Brook Lane/B3097 junction, all of which present a capacity concern. The site is considered</p>

	too displaced from either Westbury or North Bradley to be able to maximise sustainable travel options and hence impact at points of existing congestion is a strong material concern.
Assessment outcome (on balance): Moderate (significant) adverse effect	
<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved. The site is considered inaccessible by walking and cycling to cater for its needs. Because employment opportunities are within close proximity to the site, the site may be considered sustainable if all other residential requirements are met; education of all levels, retail and community facilities. However, at 1700+ dwellings, delivering these facilities is unlikely to be financially viable or sustainable in the long term. <p>Local Constraints</p> <p>No active travel connections to Westbury and poor connection to North Bradley. Bus transit requires service uplift and highway works to remove weight limits. The site is very likely to have a material impact on congestion points of concern.</p> <p>Site Specific Mitigation</p> <p>The site, by virtue of lack of land availability and distance, is unlikely to resolve its active travel concerns. If approved, the site should contribute to provide a 30-minute frequency bus service between at least Westbury and Trowbridge, serving at least one railway station. To deliver the service, the railway bridge on the B3097 should be opened to all traffic having been subject to structural enhancements. Wherever possible, the site should mitigate its traffic capacity impacts, although some of these are unresolvable without compulsory purchase of land.</p> <p>Necessary Strategic Mitigation</p> <p>The site should contribute to both the Trowbridge and Westbury Transport Strategies given its impacts in both towns and intervening areas.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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)?	Westbury town centre is situated approximately 2.5-3.7km to the south of the sites southern and northern boundaries. There is reasonably good access to the existing public transport network along Hawkeridge Road. The train station is 1.4-2.6km away to the south. Efforts will be required to ensure that access via sustainable transport modes from all parts of the site to the town centre to ensure that the potentially large development provides very good support for the town centre.
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 adjoins protected employment land and could support an extension to the West Wilts Trading Estate. The site is less likely to be suited to housing due to its location, but could support a mixed-use development, nonetheless. The site is adjacent to Hawkeridge Road, although issues relating to the weight restriction on the railway bridge could isolate business uses at this site from the town or suggest that the site is less attractive to employment development. Northerly, Hawkeridge Road provides good access to the A350 and Trowbridge. The site is very large and could attract a range of employment needs, however the site is likely to support growth in the manufacturing and logistics sectors and, due to its location, it is less likely to attract higher skilled employment aiding diversification away from these sectors.</p> <p>There are some risks that a development of this size, adjoining the Trading Estate could constrain employment growth at Hawkeridge, which has yet to come forward.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site to local employment land and transport hubs.</p>
3. Contribute to the provision of infrastructure that will	This site could provide a mixed-use development, including a good level of new housing and affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including enhancements to highway infrastructure.

help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	Opportunities for the site to support energy generation from renewable and low carbon sources are likely to be apparent. 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?	Development in this location would be situated adjacent to employment land. However, the site is less well connected to existing residential land, with the nearest residential area nearly 1km away from the southern area of the site. Development is unlikely to have very good benefits of reducing travel to work distances, unless a mixed-use development were to come forward.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12	
<ul style="list-style-type: none"> • This site has a reasonably poor level of accessibility to the town centre, but some access to Westbury Train Station. • A residential development is less likely, but a mixed-use or employment development could be supported at the site. • New employment land could support the growth of protected employment land. • Some risks of competing with local employment, including emerging employment land, which could constrain this is coming forward. • Overall, a minor positive effect is likely. 	

Site Number and SHELAA ref(s): Site 14 (SHELAA site 2087)	
Site name: Land at Matravers School	
Site size: 7.02 ha Site capacity: approximately 351 dwellings	
Site description: This site is located close to the centre of Westbury on land at Matravers School. The site comprises the school buildings on the southern part of the site and playing fields on the northern part of the site. The surrounding area is a mix of residential and commercial in character.	
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 cluster of school buildings in the south and recreational space including sports pitches and playing fields through the centre and north of the site. There is a small group of trees in the west of the site, with tree boundaries linking south around the site boundary along the line of a public bridleway, and also linking north through private gardens of residential properties. A combination of fence, hedge, and tree boundaries form north, east and west site boundaries. Over half of the site, primarily the north-eastern half, comprises the school playing field and is therefore predominately amenity grassland with lower 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.</p> <p>A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas</p>

<p>2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?</p>	<p>The site lies within the 6.4km zone of influence for Salisbury Plain Special Area of Protection (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria. Westbury Lakes County Wildlife site lies approximately 800m northwest of the site. White Scar Hanging Chalk County Wildlife site, Cow Down Site of Special Scientific Interest (SSSI) and Bratton Downs SSSI lie within approximately 1.5km of the site. There is potential for development at this site to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p> <p>In terms of priority habitat, a pond is present in the west of the site (unclear if this is priority habitat) and is surrounded by trees. A broadleaved tree belt exists along a section of the western site boundary with an adjoining group of broadleaved trees in the west of the site. Small groups of broadleaved trees also exist in the southeast of the site and along stretches of the eastern, north-eastern, and north-western site boundaries. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.</p> <p>There are broadleaved trees along all the perimeter of the playing field and there may be potential for more light tolerant bat species to forage along these vegetated boundaries and the groups of trees in the west and southeast of the site, and possibly even roost in broadleaved trees.</p>
<p>3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>4. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example:</p> <ul style="list-style-type: none"> Retention of priority habitat/habitat with higher ecological value with wide buffer/ecological protection zones. <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): Minor adverse effect

Summary of SA Objective 1

- The site comprises a cluster of school buildings in the south and recreational space including sports pitches and playing fields through the centre and north of the site. There is a small group of trees in the west of the site, with tree boundaries linking south around the site boundary along the line of a public bridleway, and also linking north through private gardens of residential properties. A combination of fence, hedge, and tree boundaries form north, east and west site boundaries. Over half of the site, primarily the north-eastern half, comprises the school playing field and is therefore predominately amenity grassland with lower 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 6.4km zone of influence for Salisbury Plain Special Protection Area (SPA) with respect of recreational pressure. The site lies within the 4km core area around a core greater horseshoe bat roost that is functionally linked to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The site also lies within the Trowbridge Bat Mitigation Strategy (TBMS) grey hatched zone for increased recreational impacts. It will be necessary to comply with TBMS criteria.
- In terms of priority habitat, a pond is present in the west of the site (unclear if this is priority habitat) and is surrounded by trees. A broadleaved tree belt exists along a section of the western site boundary with an adjoining group of broadleaved trees in the west of the site. Small groups of broadleaved trees also exist in the southeast of the site and along stretches of the eastern, north-eastern and north-western site boundaries. Priority habitat, including all hedgerows/tress, should be retained with wide buffer/ecological protection zones.

<ul style="list-style-type: none"> • Scope for integrated green and blue infrastructure (GBI) include opportunities include those presented by the retention of priority habitat/habitat with higher ecological value with wide buffer/ecological protection zones. The development of the site should conserve and enhance GBI. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site...	
1. Ensure development maximises the efficient use of land?	<p>It is considered that development of this site could deliver appropriate densities. The site is within the urban area and there is residential development around much of the site. Westbury contains a wide range of infrastructure, services and facilities and there are bus stops/routes on the A350 close to the site.</p> <p>New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.</p>
2. Maximise the reuse of Previously Developed Land?	<p>Approximately half of this site is the school buildings and the other half is playing fields. There are opportunities, therefore, for a significant part of development on this site to take place on PDL.</p>
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	<p>This site consists of school buildings and grounds and a large area of playing pitches. Significant land contamination is considered unlikely given the uses on this site. 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 urban land. The site is not in agricultural use. There would be no loss of BMV agricultural land.</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 Minerals 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 design and layout of 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. The nearest Household Recycling Centre is at Warminster, approx. 3 miles away.</p>
Assessment outcome (on balance): Moderate (significant) positive 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. The site is within the urban area and there is residential development around much of the site • Approximately half of this site is the school buildings and the other half is playing fields. There are opportunities, therefore, for a significant part of development on this site to take place on 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 • The site is not in agricultural use. There would be no 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 positive effect is considered most likely against this objective 	
<p>SA objective 3 - Use and manage water resources in a sustainable manner</p> <p>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 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. Major infrastructure improvements are being undertaken under AMP6/7, which will provide some capacity to accommodate development at Westbury. Minor wastewater infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
<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 significant off-site infrastructure reinforcement would be required. • Minor wastewater infrastructure crosses the site. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • On the basis of the above evidence, a moderate adverse effect is likely. 	
<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution.</p> <p>Decision-Aiding Questions. Will the development site...</p>	
1. Minimise and, where possible, improve on unacceptable levels of	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.

noise, light pollution, odour, and vibration?	The west part of the site abuts the Woodland Industrial Estate, which may be a source of noise. A noise impact assessment would be required to determine potential impacts and mitigation. The industrial estate may also be a source of adverse light, which would also require assessment.
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?	Westbury has an Air Quality Management Area (AQMA) in respect of the nitrogen dioxide annual mean objective, and exceedances exist on the A350 Warminster and Haynes Road. Development of this site is likely to increase traffic entering the town network, while measures are needed in order to remove significant levels of traffic from the centre of Westbury. If allocations at Westbury are made through the LPR then specific measures would need to be put in place to prevent further deterioration of the AQMA and enable improvement of the AQMA. CIL/S106 contributions would be required to enable actions for improvement of the traffic levels through the town centre, to enable revocation of the Air Quality order. Air Quality assessment would be required showing cumulative effects of development on relevant receptors in the AQMA in Westbury. 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.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Minor adverse effect	
<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 west part of the site abuts the Woodland Industrial Estate, which may be a source of noise. A noise impact assessment would be required to determine potential impacts and mitigation. • The industrial estate may be a source of adverse light, which would require assessment. • Westbury has an AQMA and traffic associated with this development is likely to add to an increase of traffic entering the town network, which would add to pressures on the AQMA. Appropriate mitigation would be required. • 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. 	
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 in Westbury, it is considered that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within	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.

Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low pluvial fluvial flood risk across areas of the 20% of the site. This means that each year there is a 0.1% chance of flooding. 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 risk of surface water flooding on 3% of the site. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located within the town centre, which could enable active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site in Westbury, 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.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid this area and avoid risk, it may worsen the risk elsewhere. • There is a low pluvial flood risk across part of the site. The developable area may be further reduced by surface water flood risk. The surface water drainage strategy will have to address low/medium flood risk to the site. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • It would be possible for this development to include renewable energy generation, however there may be limited opportunity to use open space as this is a smaller site. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is considered that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. New development would be in Flood Zone 1. However, given that development of this site would likely produce additional carbon emissions and has the potential to worsen flood risk elsewhere, 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 smaller site in Westbury, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that:</p> <ul style="list-style-type: none"> • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	<p>The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained.</p> <p>Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.</p> <p>As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substation in Westbury are all constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Westbury are also all constrained. Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>Further conversation with SSEN would be required to ensure connectivity to the grid.</p> <p>It is not known how the site will be brought forward - if the site 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 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. 	

<ul style="list-style-type: none"> • 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>There are no designated heritage / conservation assets affected.</p> <p>The site is located within the 100m buffer of an area of the Medieval town of Westbury which encroaches the north east area of the buffer zone and is of high value. The site is brownfield site and has therefore been subject to development, where 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. However, this could change following further investigation. The site has not been subject to archaeological investigation. Therefore, further investigation could be needed during a planning application process to clarify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low.</p> <p>The site characterised as modern school grounds and defined as urban area therefore no historic landscape sensitivity. There is no mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.</p>
<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.</p>
<p>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. 	

SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cotswolds AONB is situated approximately 9.7km to the northwest of the site with Cranborne Chase AONB approximately 6km to the southwest. 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 in the centre of Westbury, to the north of Springfield Road and encompassed by residential areas. The site is generally flat, on relatively low-lying landform. It is an enclosed site due to being located on relatively low-lying landform and surrounded by existing built form. Tree boundaries also contribute to the enclosure of the site in part. There is a small group of trees in the west of the site, with tree boundaries linking south around the site boundary along the line of a public bridleway, and also linking north through private gardens of residential properties. A combination of fence, hedge and tree boundaries form north, east and west site boundaries. Existing school buildings front onto Springfield Road along the south site boundary.</p> <p>The site comprises a cluster of school buildings in the south and recreational space including sports pitches and playing fields through the centre and north of the site. It is surrounded by residential areas of predominantly semi-detached, red-brick houses. There are also commercial premises to the east and southwest of the site. This is an undesignated landscape that contains a variety of components, relating to existing built form and vegetation around the site. It is a generally indistinct site within the middle of the urban area. It has limited sense of place or scenic value associated with it. Vegetation contributes in part to green links through the urban area, particularly along bridleway around the west site boundary.</p> <p>Overall, it is considered that the site is of generally low to medium 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 new built form to be conspicuous and break the existing roofline of the town, particularly considering wide views across the landscape from the ridgeline. • Potential for new built form to erode the character of the townscape and be out of keeping with local vernacular. • Potential loss of trees that would weaken green 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 town. • Avoid development that is uncharacteristic of the surrounding townscape scale, pattern and vernacular. • Retain and enhance trees as part of a mature landscape framework that maintains green links and contributes to landscape buffers to development
3. Protect and enhance rights of way, public open space and common land?	Public footpaths run along the western site boundaries. There is no public open space or common land within this site.
Assessment outcome (on balance): Minor adverse effect	
<p>Summary of SA Objective 8</p> <ul style="list-style-type: none"> • The Cotswolds AONB is situated approximately 9.7km to the northwest of the site with Cranborne Chase AONB approximately 6km to the southwest. • The site comprises a cluster of school buildings in the south and recreational space including sports pitches and playing fields through the centre and north of the site. • It is an enclosed site due to being located on relatively low-lying landform and surrounded by existing built form. Tree boundaries also contribute to the enclosure of the site in part. • It has limited sense of place or scenic value associated with it. Vegetation contributes in part to green links through the urban area, particularly along bridleway around the west site boundary. 	

<ul style="list-style-type: none"> • It is considered that the site is of generally low to medium landscape sensitivity to development. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective. 	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision-Aiding Questions. Will the development site...	
1. Provide an appropriate supply of affordable housing?	The record of housing delivery to date at Westbury has met planned levels over the WCS plan period, with a significant supply 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 Westbury.
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 within two LSOAs. These are subject to reasonable and slightly more deprivation. Directing development towards this location could have some benefits of new homes and jobs in more deprived areas, however the site is not within one of Westbury's most deprived areas and benefits are unlikely to be significant as a result. The site adjoins a more deprived area to the north. Development of this size, in this location could have benefits more widely for more deprived areas at Westbury. However, the site itself is not within a most deprived area and therefore while benefits will likely be apparent, these will be limited. The site has the potential to deliver up to 351 homes of different types and tenures. This site could deliver an amount of affordable housing. There could be social benefits as a result of 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?	Westbury town centre is situated to the east of the site. There is good access to the existing public transport network, albeit the train station is around 1.2km away. The site is less likely to support vast amenity greenspace, but opportunities to retain open greenspace could be an opportunity. Timor Park and playing fields are situated 400m to the west. A housing development at this site could generate the need for 46 early years school places, 109 primary school places and 77 secondary places. Financial contributions would be required in creating new early years places. An existing surplus in primary school places would be able to meet needs arising from this site. This site is the current secondary school site and replacing the school would be difficult. A replacement site would have to be large and able to accommodate existing demands, as well as those emerging from new housing. Financial contributions would be required in ensuring needs arising from this site are sufficiently met through a new facility, which would have to be developer led. The site is 1.1km from the White Horse Health Centre. Westbury is served by one health surgery. This was forecast to be subject to a small negative gap in provision by 2026, however no capacity issues are apparent at present. The location of the site is unlikely to impact the delivery of health services, but additional patients from any of the sites in Westbury could have an impact on surgery capacity. 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 the site suggests it would be less likely to support a mixed-use development. However, it's location in the centre of Westbury suggests that new community uses, or public open space could be complementary to a development and have benefits for the wider area. The size of the site suggests it could only make a small contribution to supporting existing facilities, however it is very well related to these, including those in the town centre. Leighton Recreation Centre is also within 500m of the site.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The site is situated within the centre of Westbury and is extremely unlikely to make any contribution to reducing the adverse effects associated with rural isolation.
Assessment outcome (on balance): Moderate (significant) positive effect	
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site could have some benefits of directing development towards a more deprived area. • Site is likely to provide a good level of affordable homes as part of a housing development. • The site has extremely good accessibility to the town centre. • The site could support a small amount of new amenity greenspace if the existing onsite greenspace was retained. • Early years and primary provision could be met through existing provision and through the creating of additional provision at existing facilities. However, a development here would require the relocation of the existing secondary school. The feasibility of this process is unclear, but a new, larger site would need to be identified for a new secondary school and delivered in a timely manner. • Accessibility to existing health care provision is good and additional houses in the area could adversely affect existing GP capacity. Financial contributions would be necessary to avoid negative impacts on health services through an increase in patients. • The site would be unlikely to support the onsite provision of community facilities, although new community uses in this location could have good benefits. The site has a good relationship with existing facilities despite its size. • Development could make almost no contribution to reducing rural isolation. • Overall, a moderate positive effect is likely. 	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices	
Decision-Aiding Questions. Will the development site...	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	<p>Given the sites' size and location, it is considered realistic for a mixed-use development to be achieved.</p> <p>The site currently encompasses the towns Secondary School education facility, and its closure would either require pupils to travel to Trowbridge or Warminster, or a new facility would need to be developed in a less central location. The closure of the secondary school would therefore present a sustainability detriment to the town and to any growth agenda and is not supported by the Highway Authority.</p>
2. Provide suitable access and not	<p>Local Constraints</p> <p>The change of use from a secondary school has severe and wide implications for the sustainability of the town.</p>

significantly exacerbate issues of local transport capacity?	<p>Site Specific Mitigation The loss of the school could only be mitigated by the creation of a new school site in a similarly central location.</p> <p>Necessary Strategic Mitigation Strategic mitigation would need to be in excess of the Westbury Transport Strategy and beyond the financial scale of the development.</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 very well located, but conversion from a school to residential would reduce the wider towns sustainability.</p> <p>Bus: The site is within walkable distance to the town centre and within access to a variety of bus service choice.</p> <p>Rail: The site falls just within the 2km target distance to a railway station.</p> <p>Service Vehicles: The site is an existing school and hence its service demands as a residential estate may be lower and thus delivery of the site may present a localised betterment.</p> <p>Car: The existing use of the site will generate trips, but unlikely to be of the same scale as the proposed residential use. It should also be noted that tidal nature of trips will be reversed, with an increase in out commuting trips in the am peak and vice versa in the pm peak. This change in tidal nature may have a detrimental impact upon a series of local junctions.</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 sites' size and location, it is considered realistic for a mixed-use development to be achieved. The site currently encompasses the towns secondary school education facility, and its closure would either require pupils to travel to Trowbridge or Warminster, or a new facility would need to be developed in a less central location The site is very well located, but conversion from a school to residential would reduce the wider towns sustainability. <p>Local Constraints The change of use from a secondary school has severe and wide implications for the sustainability of the town.</p> <p>Site Specific Mitigation The loss of the school could only be mitigated by the creation of a new school site in a similarly central location.</p> <p>Necessary Strategic Mitigation Strategic mitigation would need to be in excess of the Westbury Transport Strategy and beyond the financial scale of the development.</p> <ul style="list-style-type: none"> Overall, given the site size, location and 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>	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	<p>Westbury town centre is situated to the east of the site. There is good access to the existing public transport network, albeit the train station is around 1.2km away. Dilton Marsh Station is approx. 1.5km away. Development is likely to be able to support the town centre through a good level of 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	<p>The site currently serves the town as the local secondary school and is around 1.3km away from protected employment land to the north. However, it does adjoin Woodland Industrial Estate to the west. The site benefits from good access to both the A3098 and the A350, although there are congestion/air quality issues within this area, which may result in unattractiveness to new higher skilled employment unless good sustainable transport connectivity, particularly to the train stations could be established. The brownfield site could support a small mixed-use development, including an element of employment, but would be unlikely to meet a wide range of employment needs. There may be opportunities for development in this location to aid in the diversification of the local economy.</p> <p>Sustainable transport network improvements should accompany any development, including the promotion of active travel choices for commuter journeys to and from the site to local employment land and transport hubs.</p>

sustainable transport 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>This site could provide a good level of new housing, including affordable housing, employment and community facilities and associated infrastructure that will help support the local economy and economic growth, including new highway infrastructure.</p> <p>Opportunities for the site to support energy generation from renewable and low carbon sources are likely to be apparent. 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?	Development in this location would be situated adjacent within the central area of Westbury and could have good benefits of reducing the 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"> • This site has a reasonably good level of accessibility to the town centre, but further from Westbury Train Station. The site is situated closer to Dilton Marsh Station, however. • Likely to be able to support a mixed-use development but could employment development, extending the existing industrial estate. • Benefits from good access to the strategic road network, although some constraints are apparent. • Site is small so unlikely to meet a wide range of employment needs but could aid the diversification of the local economy through new types of employment land. • Benefits of new development in a built-up area, locating jobs and homes in close proximity. • Overall, a moderate significant positive effect is likely. 	