

Wiltshire Local Plan Review

Regulation 19 Consultation

Sustainability Appraisal Report (incorporating Strategic Environmental Assessment)

Non-Technical Summary

September 2023

1. Introduction

- 1.1 This is the Non-Technical Summary of the Sustainability Appraisal (SA) Report of the draft Wiltshire Local Plan Review (the 'draft Plan'). It is published alongside the draft Plan for consultation at the Regulation 19¹ stage of plan preparation.
- 1.2 The Planning and Compulsory Purchase Act 2004² requires a local planning authority to carry out a sustainability appraisal during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.3 Wiltshire Council is reviewing the Wiltshire Core Strategy, adopted in January 2015, which identifies land for development for the period to 2026. The review aims to maintain an up-to-date plan to support growth so there is enough land for homes, jobs and the infrastructure necessary to support them, up to 2038.
- 1.4 The SA Report presents the results of the SA process so far, as the Plan has developed. It reports on how the SA has informed the development of the Plan.

2. Wiltshire Local Plan Review

- 2.1 The Local Plan determines where and how development takes place. It is a key component of Wiltshire's development plan and helps guide decision making and the content of all neighbourhood plans. All planning applications by law are determined in accordance with the development plan unless material considerations indicate otherwise. It is a legally required document containing planning policies and site allocations to deliver the Council's strategic priorities.
- 2.2 The current Local Plan is the Wiltshire Core Strategy. The Government requires every Local Plan to be reviewed at least once every five years. The Core Strategy was adopted in 2015 and is therefore being reviewed.
- 2.3 The Local Plan is the central strategic plan from which other plans flow. The development plan includes others that allocate sites for development at Chippenham and for new homes across Wiltshire. They complement neighbourhood plans prepared by local communities.

3. Sustainability Appraisal and Strategic Environmental Assessment

- 3.1 Sustainability Appraisal (SA) is required during the preparation of a Local Plan, under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It applies to any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans.
- 3.2 This SA incorporates Strategic Environmental Assessment (SEA) in line with the EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive came into force in the UK in 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations').
- 3.3 The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental

¹ Town and Country Planning (Local Planning) (England) Regulations 2012

² Planning and Compulsory Purchase Act 2004 19 (5) (a) (b)

assessment is carried out of certain plans... which are likely to have significant effects on the environment.” (Article 1).

- 3.4 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. It applies in this case to the Wiltshire Local Plan Review.
- 3.5 SA (incorporating SEA) is an iterative assessment process which plans and programmes are required to undergo from an early stage as they are being developed, to ensure that potential significant effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. It also requires the monitoring of significant effects once the plan/programme is implemented.

4. Compliance with the requirements of the SEA Regulations

- 4.1 The SA Report complies with the requirements of the SEA Regulations and this is shown in Table 1.1 of the SA Report.

5. Consultation in the Sustainability Appraisal process

- 5.1 The requirements for consultation on the SA Report are set out in the SEA Regulations³. These are:
- Reg 12 (5) – *‘when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies’*
 - Reg 13 (1) – *‘every draft plan...for which an environmental report has been prepared...and its accompanying environmental report...shall be made available for the purposes of consultation’*
 - Reg 13 (2) (a) and (b) – *‘send a copy of those documents to each consultation body; take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the authority’s opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan...’*
- 5.2 The SA Scoping Report for the Local Plan Review (LPR) has undergone consultation on two separate occasions, as follows:
- Alongside consultation on a Local Plan Consultation Paper and Joint Spatial Framework – 7th November 2017 to 19th December 2017
 - Consultation on a revised SA Scoping Report – 22nd May 2020 to 3rd July 2020 with the ‘consultation bodies’ (Natural England, Historic England, Environment Agency)
- 5.3 An Interim SA Report was consulted on from 13th January 2021 to 9th March 2021 as part of the consultation on the Regulation 18 Wiltshire LPR⁴.
- 5.4 This SA Report of the draft Plan at the Reg 19 stage is being consulted on alongside the Draft Plan.

6. Sustainability Appraisal Methodology

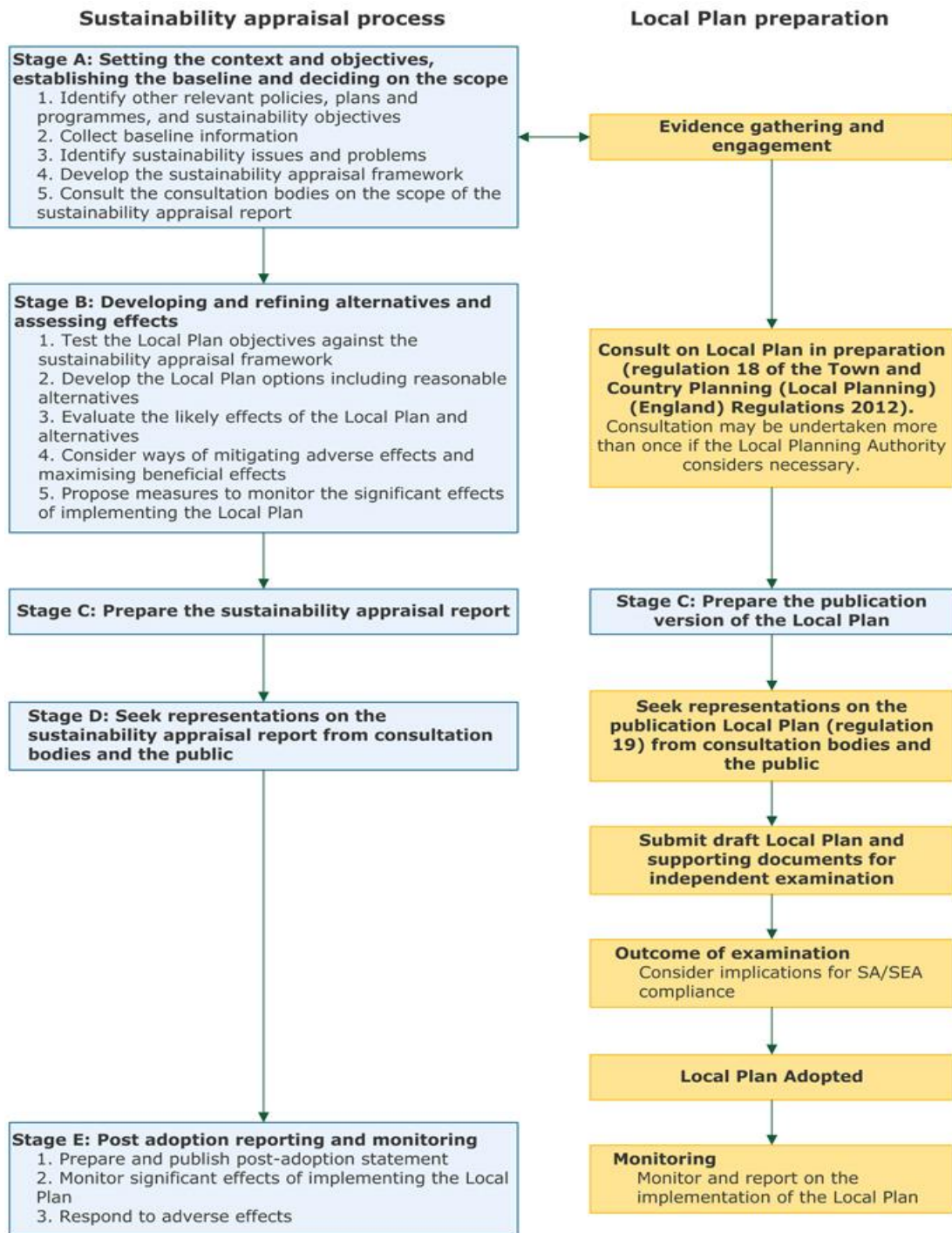
- 6.1 Chapter 2 of the SA Report sets out the methodology adopted for the SA which is in line with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), SEA Regulations and government guidance on the Strategic Environmental Assessment (SEA) Directive⁵. The diagram below shows the SA process in relation to plan-making. It identifies several SA stages: Stage A (Scoping) has been completed and an SA Scoping Report⁶ is available as a separate document. This SA Report of the Reg 19 draft Plan, and the consultation on the SA Report, covers SA Stages A-D.

³ The Environmental Assessment of Plans and Programmes Regulations 2004

⁴ [Local Plan Review consultation - Wiltshire Council](#)

⁵ A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, September 2005)

⁶ Wiltshire Local Plan Review SA/SEA Scoping Report (Wiltshire Council, September 2020)



Developing and refining alternatives and assessing likely effects

- 6.2 The SA considers and compares the likely effects of reasonable alternatives - the different realistic options considered by the plan-maker in developing the policies in the plan - as the plan evolves, and assesses these against the baseline environmental, economic and social characteristics of the area.
- 6.3 Essentially, this stage involves using information obtained from the scoping stage and further detailed evidence, to predict and evaluate the nature and significance of likely effects arising from the proposals so far, and to identify potential improvements and mitigation solutions.

- 6.4 Likely significant effects on environmental, economic and social factors, using the SA objectives outlined in the SA Framework (see Appendix A of SA Report), are identified, described and evaluated (employing the same level of detail for each alternative option).
- 6.5 Criteria for determining the likely significance of effects on the environment are set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004⁷; this uses the following parameters to determine significance:
- Nature and magnitude of effect – i.e. positive or negative
 - Scale – i.e. local, regional, national
 - Permanence – i.e. permanent or temporary
 - Certainty
 - Duration – i.e. short, medium and long term
 - Sensitivity of receptor
 - Secondary, cumulative and synergistic effects
- 6.6 Evaluation involves forming a judgement on whether the predicted effects are likely to be significant. The principal technique used to assess the significance of effects is a qualitative assessment based on expert judgement and supported by specific evidence. Significance is based on a seven-point scale where positive and negative effects that are ‘major’ or ‘moderate’ are considered to be significant whereas minor and neutral effects are not.
- 6.7 Elements of the Plan that have been assessed for their likely sustainability effects are as follows:
- Alternative Development Strategies (Chapter 4 of SA Report and Annexes 1.1 – 1.4)
 - Assessment of potential development sites at Principal Settlements and Market Towns (Chapter 5 of SA Report and Annexes 2.1 – 2.15)
 - Assessment of Plan objectives and policies (Chapter 6 of SA Report and Annex 3)
 - Assessment of cumulative effects of the Plan (Chapter 7 of SA Report)

7. Sustainability Appraisal Scoping

- 7.1 The ‘scoping’ stage of the sustainability appraisal (SA) is the first stage in the process and involves identifying the scope and level of detail of the information to be included in the SA report. It sets out the context, objectives and approach of the assessment and identifies relevant environmental, economic and social issues and objectives.
- 7.2 The scoping stage is a key stage in the process and a SA Scoping Report⁸ has been produced which is a useful way of presenting information. A key aim of the scoping exercise is to help ensure the SA process is proportionate and relevant to the plan being assessed. The SA Scoping Report is available as a separate document and will accompany the SA Report during the forthcoming consultation on the draft Plan.

8. Assessment of Alternative Development Strategies

- 8.1 Wiltshire Council’s Cabinet⁹ approved next steps for the review of the Wiltshire Local Plan in 2019 in relation to the development strategy and the testing of a range of employment and housing growth for Wiltshire. This range included consideration of Alternative Development Strategies (ADS) for different distributions of employment and housing growth by Housing Market Area (HMA) to be considered through the plan-making process in order to develop a preferred development strategy.
- 8.2 The starting point for disaggregating HMA housing and employment needs was to test a straightforward proportionate roll forward of the Wiltshire Core Strategy distribution. This was then used as a basis for

⁷ <https://www.legislation.gov.uk/ukSI/2004/1633/regulation/16/made>

⁸ Wiltshire Local Plan Review SA/SEA Scoping Report (Wiltshire Council, September 2020)

⁹ Agenda and all supporting documents available on the Wiltshire Council website at <https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=12497&Ver=4>

identifying reasonable alternative development strategies to be further assessed through the SA. The alternative strategies for each of the four HMAs are as follows:

Chippenham HMA – Alternative Development Strategies
Chippenham Strategy A (CH-A) - Roll forward the Core Strategy Housing and employment land requirements are increased by 45% and distributed pro-rata to roll forward the current strategy. New employment allocations proposed only at Calne, Corsham and Melksham.
Chippenham Strategy B (CH-B) - Chippenham Expanded Community More constrained settlements (Corsham, Calne, Devizes and Malmesbury) continue at Core Strategy rates of growth. Chippenham receives the balance. New employment allocations proposed only at Chippenham and Calne.
Chippenham Strategy C (CH-C) - Melksham Focus Housing requirements based on economic forecast for Melksham and follow a recent track record of sustained economic growth. The strategy diverts the scale of new housing away from settlements that are more environmentally constrained or sensitive. New employment land proposed only at Melksham and Corsham.
Salisbury HMA – Alternative Development Strategies
Salisbury Strategy A (SA-A) - Roll forward the Core Strategy Housing and employment land requirements are reduced by 11% and distributed pro-rata rolling forward the current strategy. New employment land proposed only at Salisbury/Wilton and Tidworth/Ludgershall.
Salisbury Strategy B (SA-B) - Focus on Salisbury Scales of housing development at Amesbury, Tidworth and Ludgershall are constrained to around current levels of commitments. The residual need is met at Salisbury. New employment land proposed only at Salisbury.
Salisbury Strategy C (SA-C) - Focus on the rest of the HMA Growth at Salisbury, Amesbury and Tidworth and Ludgershall constrained to around current levels of commitments. Remaining balance of housing needs focussed on the rural area. For employment, the rest of the HMA accommodates growth which follows development trends for small scale employment growth in the rural parts of the HMA.
Salisbury Strategy D (SA-D) - Boscombe/Porton New Community Housing at Salisbury, Amesbury and Tidworth/Ludgershall is constrained to current levels of commitments. Recognises that employment growth has taken place in the Boscombe and Porton area and directs housing growth to a new community related to this economic potential. New employment land proposed only at Boscombe and/or Porton.
Swindon HMA – Alternative Development Strategies
Swindon Strategy A (SW-A) - Roll forward the Core Strategy Housing and employment land requirements are reduced by 16% and distributed pro-rata rolling forward the current strategy.
Swindon Strategy B (SW-B) - Focus on Royal Wootton Bassett Development is constrained at Marlborough to current commitments. No further development beyond existing commitments west of Swindon. The balance is focussed on Royal Wootton Bassett. New employment land proposed only at Royal Wootton Bassett.
Swindon Strategy C (SW-C) - Focus on the rest of the HMA Growth in the rural area is set to levels achieved 2006-2016. Development is constrained at Marlborough to current commitments and reduced at Royal Wootton Bassett. No further development beyond existing commitments west of Swindon. New employment land only proposed at Marlborough and rest of the HMA.
Trowbridge HMA – Alternative Development Strategies
Trowbridge Strategy A (TR-A) - Roll forward the Core Strategy Housing and employment land requirements are decreased by 4% and distributed pro-rata rolling forward the current strategy.
Trowbridge Strategy B (TR-B) - Westbury Growth Point Housing requirements for Westbury are led by employment forecasts. Consequential reductions to reflect existing commitments are focussed on Bradford on Avon and Trowbridge. New employment land proposed only at Westbury.
Trowbridge Strategy C (TR-C) - Focus on the rest of the HMA Housing requirements for the rest of the HMA are aligned to actual rates of past house building. Housing requirements are lower than TR-A at Trowbridge and Bradford on Avon as a result. New employment land proposed only in the rest of the HMA.

- 8.3 Chapter 4 of the SA Report documents the assessment of the following different distributions of growth for each HMA and makes recommendations on their likely effects:

Chippenham Housing Market Area (HMA) – Alternative Development Strategies assessed in SA

Settlement/area	Option CH-A		Option CH-B		Option CH-C	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Calne	1750	5	1230	7	1375	0
Chippenham	5495	0	8335	2	5915	4
Corsham	1485	2	1040	0	1165	0
Devizes	2450	0	1715	0	1920	0
Malmesbury	1075	0	755	0	845	0
Melksham	2730	2	1910	0	3370	5
Rest of HMA	2425	0	2425	0	2815	0
TOTAL	17410	9	17410	9	17410	9

Settlement/area	Strategy CH-A		Strategy CH-B		Strategy CH-C	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Calne	2050	5	1440	2	1610	0
Chippenham	6441	0	9765	7	6930	0
Corsham	1740	2	1220	0	1365	4
Devizes	2870	0	2010	0	2250	0
Malmesbury	1260	0	885	0	990	0
Melksham	3199	2	2240	0	3950	5
Rest of HMA	2840	0	2840	0	3300	0
TOTAL	20400	9	20400	9	20395	9

Salisbury Housing Market Area (HMA) – Alternative Development Strategies assessed in SA

Settlement/area	Strategy SA – A (Current Strategy)		Strategy SA – B (Salisbury Focus)		Strategy SA – C (Focus on the Rest of the HMA)		Strategy SA – D (New Community)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Amesbury	2070	0	1230	0	1230	0	1230	0
Salisbury/Wilton	5140	8	6345	10	5140	3.5	4675	2
Tidworth/Ludgershall	1485	2	1210	0	1210	0.5	1210	0
New Community	0	0	0	0	0	0	2000	8
Rest of HMA	1770	0	1685	0	2890	6	1560	0
TOTAL	10470	10	10470	10	10470	10	10470	10

Settlement/area	Strategy SA – A (Current Strategy)		Strategy SA – B (Salisbury Focus)		Strategy SA – C (Focus on the Rest of the HMA)		Strategy SA – D (New Community)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Amesbury	2170	0	1230	0	1230	0	1230	0
Salisbury/Wilton	5390	8	6650	10	5390	3.5	4900	2
Tidworth/Ludgershall	1555	2	1210	0	1210	0.5	1210	0
New Community	0	0	0	0	0	0	2000	8
Rest of HMA	1855	0	1885	0	3145	6	1635	0
TOTAL	10975	10	10975	10	10975	10	10975	10

Proposed distribution of housing and employment requirements – Salisbury HMA						
Settlement	Strategy SA – E (Dispersal)		Strategy SA – F (Boscombe/Porton new community and Salisbury focus)		Strategy SA – G (High Post New Community and Tidworth/Ludgershall expansion)	
	Housing	Employment (Ha)	Housing	Employment (Ha)	Housing	Employment (Ha)
Amesbury	1425	2.5	630	1	1365	2.5
Salisbury	4400	7.5	4540	8	4375	7.5
Tidworth/Ludgershall	1520	2.5	1140	2	1940	3.5
Wilton	345	1	145	1	145	1
Rest of HMA	2005	13	2090	13	2090	13
High Post New Village	800	1.5	0	0	800	1.5
Boscombe/Porton New Settlement	0	0	2165	4	0	0
Durrington	215	1	0	0	0	0
TOTAL	10,710	29	10,710	29	10,715	29

Swindon Housing Market Area (HMA) – Alternative Development Strategies assessed in SA

Settlement/area	Strategy SW – A (Current Strategy)		Strategy SW – B (Royal Wootton Bassett Focus)		Strategy SW – C (Rest of HMA Focus)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Marlborough	515	4	435	0	615	3
Royal Wootton Bassett	810	2	1130	6	755	0
West of Swindon	680	0	435	0	435	0
Rest of HMA	930	0	930	0	1130	3
TOTAL	2935	6	2930	6	2935	6

Settlement/area	Strategy SW – A (Current Strategy)		Strategy SW – B (Royal Wootton Bassett Focus)		Strategy SW – C (Rest of HMA Focus)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Marlborough	570	4	485	0	680	3
Royal Wootton Bassett	900	2	1255	6	835	0
West of Swindon	755	0	485	0	485	0
Rest of HMA	1030	0	1030	0	1255	3
TOTAL	3255	6	3255	6	3255	6

Trowbridge Housing Market Area (HMA) – Alternative Development Strategies assessed in SA

Settlement/area	Strategy TR – A (Current Strategy)		Strategy TR – B (Westbury Growth Point)		Strategy TR – C (Greater Rural Focus)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Bradford on Avon	520	1	520	0	275	0
Trowbridge	5940	0	4920	0	5585	0
Warminster	1675	0	1775	0	1675	0
Westbury	1305	0	1940	1	1395	0
Rest of HMA	580	0	865	0	1095	1
TOTAL	10020	1	10020	1	10025	1

Settlement/area	Strategy TR – A (Current Strategy)		Strategy TR – B (Westbury Growth Point)		Strategy TR – C (Greater Rural Focus)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Bradford on Avon	570	1	570	0	300	0
Trowbridge	6520	0	5400	0	6130	0
Warminster	1840	0	1950	0	1840	0
Westbury	1435	0	2130	1	1530	0
Rest of HMA	635	0	950	0	1200	1
TOTAL	11000	1	11000	1	11000	1

8.4 The assessment of these different distribution strategies informed a revised spatial strategy for each of the four HMAs. The revised strategies and SA findings are as follows:

Chippenham Housing Market Area (HMA) – Revised Spatial Strategy

Settlement	Housing	Employment ¹⁰ (Ha)
Calne	1,230	3.2
Chippenham	5,850	15.0
Corsham	360	0
Devizes	980	0
Malmesbury	600	0
Melksham	2,160	5.0
Rest of HMA	2,460	0
Total	13,640	23.2

8.5 A summary of the key SA findings for the Chippenham HMA Revised Spatial Strategy is as follows:

- This revised strategy is considered more sustainable than the emerging strategy and all of the ADS that were assessed. This is mainly because the amount of growth proposed is now significantly less across the HMA. Environmental objectives make up the majority of the SA objectives and this lower growth is considerably less likely to have adverse effects against those objectives.
- Despite the significantly lower amount of housing proposed at Corsham, significant heritage effects are still likely because of the number of heritage designations there. If housing allocations are proposed in the Plan at Corsham, careful consideration should be given as to their location and the design and layout of such sites.
- For objective 8 (housing provision), this revised strategy will have far fewer benefits across the HMA and only neutral effects at Calne and Corsham. And the fewer dwellings now proposed in the rest of the HMA is likely to have greater negative effects than before in terms of improving the affordability of housing outside of the main settlements.
- The reduction in housing at Melksham from 3950 to 2160 is significant and will mean that a greater proportion of the housing requirement may be able to be delivered in advance of the provision of an A350 bypass.

¹⁰ Employment figures based on actual employment allocations proposed in Local Plan

Salisbury Housing Market Area (HMA) – Revised Spatial Strategy

Settlement	Housing	Employment ¹¹ (Ha)
Amesbury	530	0
Salisbury	4,500	0
Tidworth & Ludgershall	2,080	0
New Community: Broad Location for Growth	1,600	5.0
Rest of HMA	2,300	0
Total	11,010	5.0

8.6 A summary of the key SA findings for the Salisbury HMA Revised Spatial Strategy is as follows:

- This revised spatial strategy for Salisbury HMA achieves a similar overall sustainability score to the emerging strategy that was assessed, although that did not include proposals for a new community and therefore likely effects were only considered over four settlements/areas. This revised strategy is most comparable to strategy SA-F but is considered less sustainable as the overall housing provision proposed across the HMA is higher.
- Significant adverse effects are likely against objectives relating to water resources, environmental pollution, heritage, landscape and transport. The continued focus of growth on Salisbury, addition of a new community in the Porton/Boscombe Down area and significantly higher growth allocated to Ludgershall and the rural areas account for many of these significant adverse effects.
- All settlements/areas are considered likely to have significant adverse effects on Objective 3 due to a combination of the presence of Source Protection Zones, Drinking Water Safeguard Zones and Drinking Water Protected Areas and the need for substantial investment in water services infrastructure.
- Assessment of a new community in the Porton/Boscombe Down area is considered a sustainable option and was recommended in previous assessments, although likely effects are difficult to assess when the exact location is not known. There are likely to be significant adverse effects and significant benefits from this proposal.
- The growth now proposed at Amesbury is much lower and this will likely have far fewer adverse impacts on the environmental objectives, particularly biodiversity, heritage assets and landscape. Amesbury is a constrained settlement and various environmental factors limit opportunities to continue expanding the urban area. This is also reflected or compounded by a limited amount of suitable land being promoted there.
- The growth now proposed at Ludgershall is much higher than most other strategies assessed. This is likely to have greater social and economic benefits but also greater environmental impacts.

Swindon Housing Market Area (HMA) – Revised Spatial Strategy

Settlement	Housing	Employment ¹² (Ha)
Marlborough	600	1.8
Royal Wootton Bassett	1,340	1.1
Rest of HMA	1,510	0
Total	3,450	2.9

8.7 A summary of the key SA findings for the Swindon HMA Revised Spatial Strategy is as follows:

- The revised strategy is considered slightly less sustainable than the emerging strategy which had an overall score of -6.25. This can partly be explained by the fact that no growth is proposed at

¹¹ Employment figures based on actual employment allocations proposed in Local Plan

¹² Employment figures based on actual employment allocations proposed in Local Plan

West of Swindon now but this was factored into the calculation of the scoring for the emerging strategy.

- Also, the proposed housing in the Rest of the HMA has increased by 430 dwellings which has led to increased adverse effects against some of the environmental objectives e.g. for SA objective 6, this increased growth has led to likely effects being moderate adverse whereas it was minor adverse for the emerging strategy
- The slightly lower amount of housing now proposed at Marlborough is positive given the town's location within the AONB and other environmental constraints. However, this amount of housing over the Plan period is still likely to have adverse effects for affordable housing provision in an area where average house prices are considerably higher than other parts of the county.
- Royal Wootton Bassett has been noted in the SA of alternative strategies as being a more sustainable settlement and proposals for a higher level of growth here would make this revised strategy more sustainable. However, there are various reasons why the town has not been able to accommodate this higher growth, outlined in a separate evidence paper¹³, which has led to significantly more growth being distributed to rural locations which are considered less sustainable.

Trowbridge Housing Market Area (HMA) – Revised Spatial Strategy

Settlement	Housing	Employment ¹⁴ (Ha)
Bradford on Avon	140	0
Trowbridge	4,420	0
Warminster	1,780	0
Westbury	1,400	0
Rest of HMA	910	0
Total	8,650	0

8.8 A summary of the key SA findings for the Trowbridge HMA Revised Spatial Strategy is as follows:

- The overall score for the assessment of this revised strategy is -8.0, exactly the same as the assessment of the emerging spatial strategy. Therefore, the two strategies are considered similar in their overall sustainability credentials.
- However, there are marked differences in the two strategies, with the revised spatial strategy proposing 2,350 less dwellings.
- The significant reduction in dwelling numbers for the revised strategy has led to a significantly improved performance against the 8 environmental objectives with no likely significant adverse effects. This compares with the emerging strategy which showed likely significant adverse effects against four of the environmental objectives. Overall scores against environmental objectives for the revised and emerging strategies are -10.0 and -11.6 respectively.
- However, the significant reduction in dwelling numbers for the revised strategy has led to far fewer benefits against the social and economic objectives with overall scores for the revised and emerging strategies of 2.0 and 3.6 respectively. Of particular note is the performance of the revised strategy against objective 8 which seeks to *'provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures'*, which has found that adverse effects are likely overall, compared with overall benefits from the emerging strategy.
- For Trowbridge and Westbury, the proposed housing provision is still considered likely to have benefits in terms of providing good quality, affordable housing and ensuring an appropriate mix of

¹³ Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, July 2023)

¹⁴ Employment figures based on actual employment allocations proposed in Local Plan

dwelling sizes, types and tenures. However, for Bradford on Avon, Warminster and the rural areas, the opposite is the case with likely significant issues for affordable housing provision.

9. Assessment of potential development sites at Principal Settlements and Market Towns

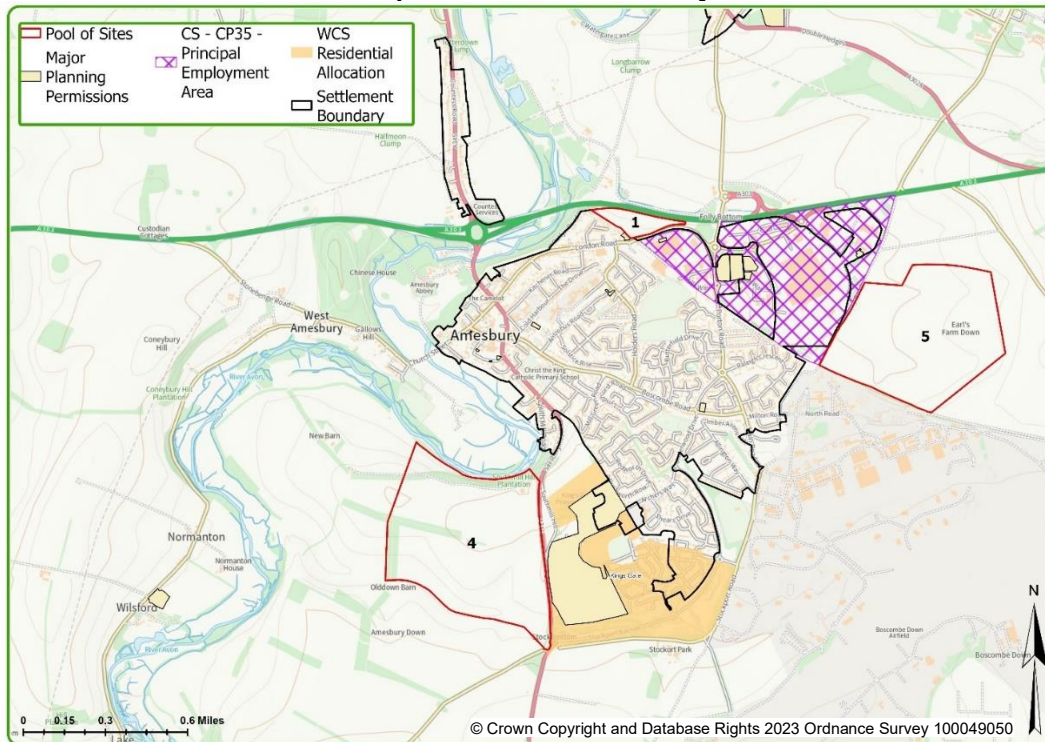
9.1 Chapter 5 of the SA Report sets out the main SA findings of the assessment of 'reasonable alternative' potential development sites at the Principal Settlements and Market Towns in Wiltshire. A site selection process has been undertaken by the Council to select the 'reasonable alternative' potential development sites at the Principal Settlements and Market Towns for further assessment through the SA.

9.2 The sections that follow include a table and map showing the potential development sites assessed in each settlement and a brief summary of the assessment findings. The detailed site assessments for each settlement can be found in Annexes 2.1 – 2.15 of the SA Report.

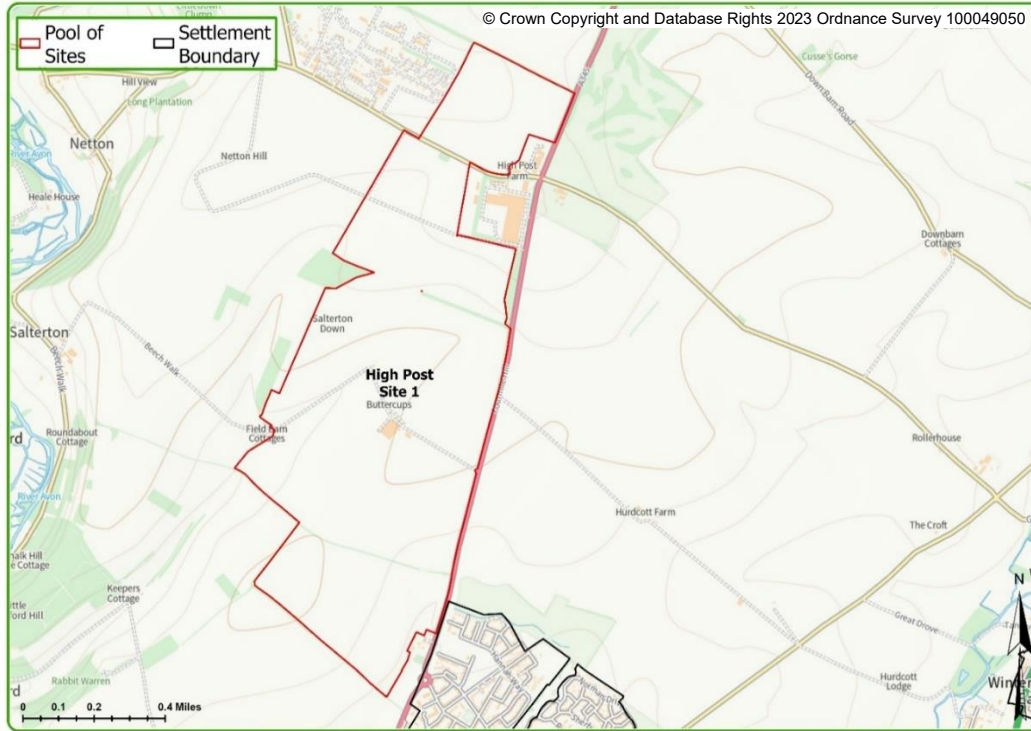
Amesbury and High Post

9.3 The site selection process has informed the selection of three reasonable alternative sites at Amesbury and one site at High Post for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Amesbury



‘Reasonable alternative’ development site at High Post



9.4 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1 (High Post)	Land at High Post	3710, 3714	204.98	5124 - 7175
1 (Amesbury)	Land north of London Road	3379	4.48	112 - 157
4	South-West Amesbury/Viney's Farm	3728	74.4	1860 - 2604
5	Earl's Farm Down and Part of Solstice Park	3748	63.47	1586 - 2222

9.5 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

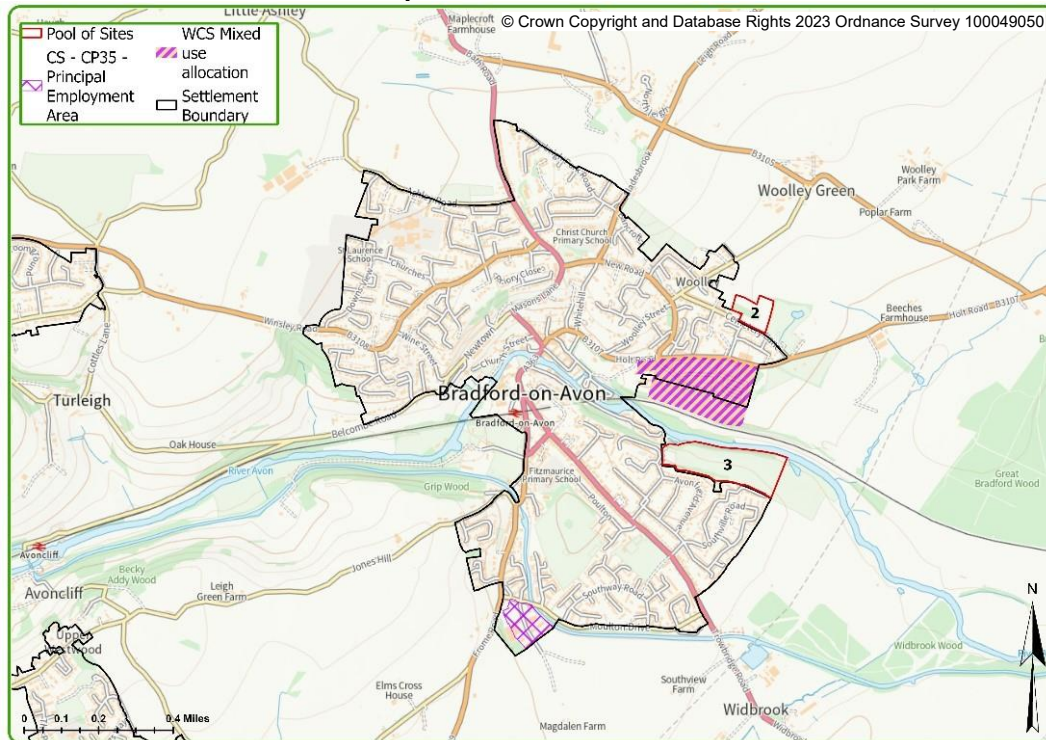
9.6 Site assessment scores range from -6 (most sustainable) for High Post Site 1 to -10 (least sustainable) for Amesbury Sites 4 and 5. High Post Site 1 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 4 and 5 are considered the least sustainable.

9.7 Major adverse effects are considered likely for Amesbury Sites 1 (environmental pollution), 4 and 5 (heritage), whereby mitigation for significant adverse effects is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process.

Bradford on Avon

9.8 The site selection process has informed the selection of two reasonable alternative sites at Bradford on Avon for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Bradford on Avon



9.9 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
2	Land North of Holt Road and North of Cemetery Lane	3102a	1.81	45 - 63
3	Golf Course	739	6.42	160 - 224

9.10 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

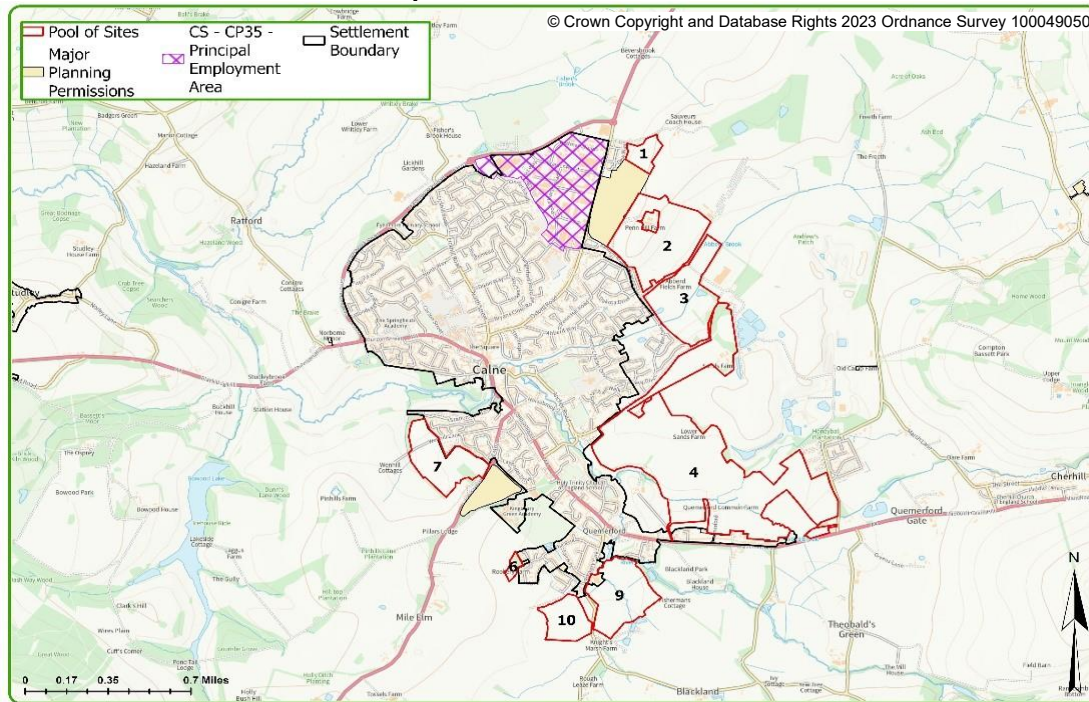
9.11 Both sites assessed scored equally with an overall score of -11. However, Site 2 is considered likely to have major adverse effects on biodiversity grounds whereby mitigation is considered to be unachievable. Site 3 is considered likely to have significant adverse effects on the biodiversity, water resources, environmental pollution and landscape objectives, but mitigation measures are considered to be achievable to reduce these likely adverse effects.

9.12 Given these findings, it is recommended that Site 2 is not considered further in the site selection process. Site 3 is the only site recommended to be considered further in the site selection process.

Calne

9.13 The site selection process has informed the selection of 8 reasonable alternative sites at Calne for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Calne



9.14 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land south of High Penn Track	3616	3.98	99 – 139
2	Land to north of Spitfire Road / Penn Hill Farm	495 and 3610	28.78	729 - 1007
3	Abberd House Farm Buildings and Land	488, 451, 489, 3168, 3731	21.12	466 - 653
4	Land to the north of Quemerford	3642, 487, 1104a, 1104b, 1104c	116.22	2591 - 3627
6	Rookery Farm	3254	1.23	31 - 43
7	Land at Wenhill Heights, Wenhill Lane	709, 3251, 3312, 3311	15.20	388 - 543
9	Atwell Wilson Motor Museum	3732	18.28	314 - 440
10	Land to the south of Marden Farm, Stockley Lane	3453	8.52	213 – 299

9.15 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

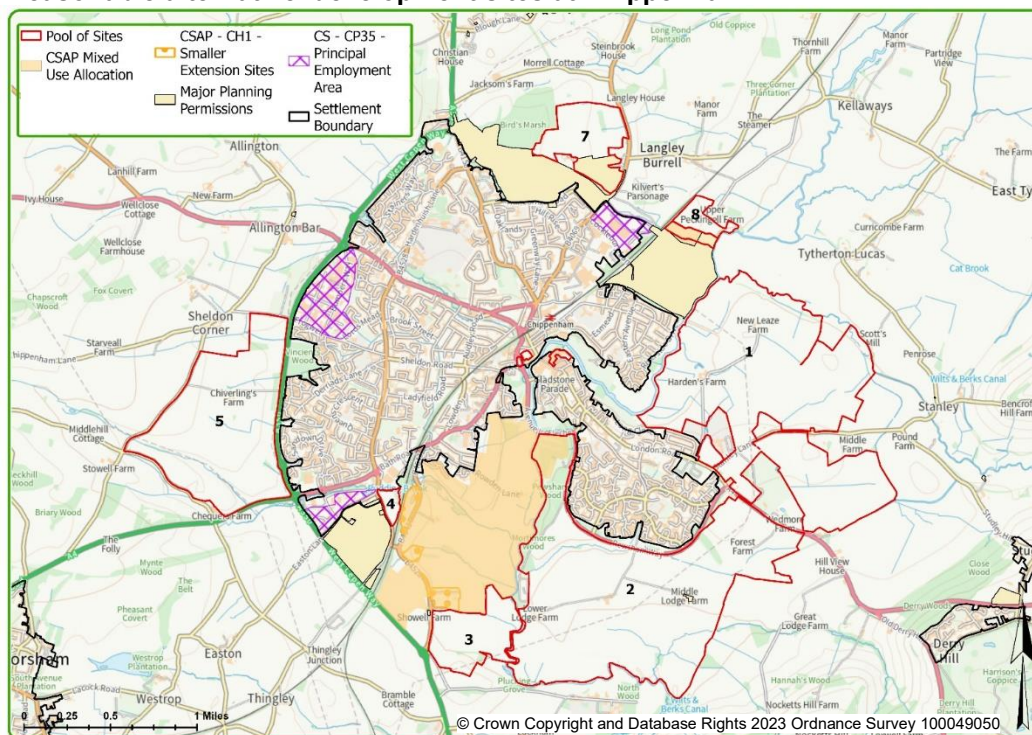
9.16 Site assessment scores range from -4 (most sustainable) for Site 2 to -10 (least sustainable) for Site 9. Site 2 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 9 is considered the least sustainable.

9.17 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Chippenham

9.18 The site selection process has informed the selection of 9 reasonable alternative sites at Chippenham for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Chippenham



9.19 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land east of Chippenham, Forest Gate Farm	455, 506b, 3092, 458, 3354	294.54	6100 - 8539
2	Land south of Pewsham Way	494, 809, 456, 3234	307.27	6232 - 8724
3	Land east of access to Lackham College	473, 808	36.83	921 - 1289
4	Land at Chippenham Business Park adjoining Saltersford Lane	803	4.54	98 - 138
5	Land west of Chippenham	3666 and 3786	154.73	3868 - 5415
7	Land to the North of Barrow Farm	744	43.46	1086 - 1521
8	Land at Peckingell Farm and Rawlings Green	3693, 506a	14.58	364 - 511
9	Bath Road car park and former Bridge Centre site	N/A (WCS CP9 Retail Allocation)	1.03	Approx. 52
12	Emery Gate Shopping Centre	N/A (CHIPP334)	0.67	Approx. 34

9.20 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

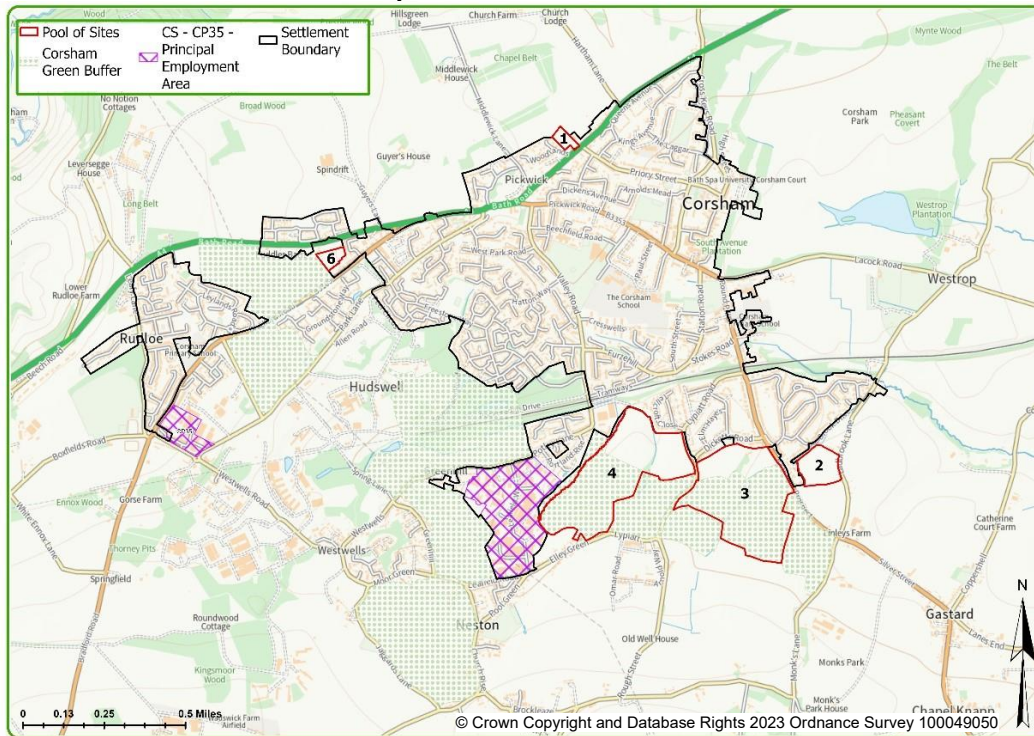
9.21 Site assessment scores range from 5 (most sustainable) for Site 12 to -10 (least sustainable) for Site 8. Site 12 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 8 is considered the least sustainable.

9.22 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Corsham

9.23 The site selection process has informed the selection of 5 reasonable alternative sites at Corsham for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Corsham



9.24 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Pickwick Paddock, Bath Road	3231	0.74	18 - 26
2	Land south of Brook Drive	3655	3.21	80 - 112
3	Land east of Lypiatt Road, west of B3353 and land south of Dicketts Road	3654, 3727	20.92	522 - 732
4	Land east of Leaffield Trading Estate	3653	21.71	542 - 760
6	Land to the north of 16 Bradford Road	3250	0.91	22 - 32

9.25 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

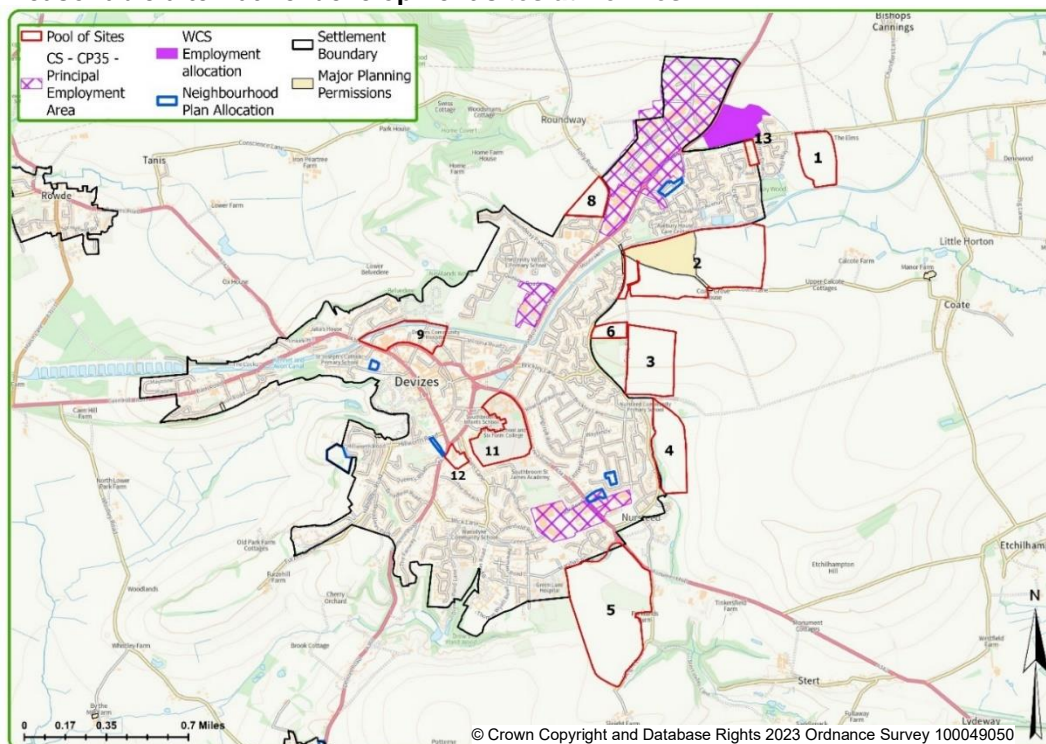
9.26 Site assessment scores range from -7 (most sustainable) for Sites 2, 3 and 4 to -9 (least sustainable) for Site 1. Sites 2, 3 and 4 are considered the most sustainable sites when assessed against objectives in the SA Framework. Site 1 is considered the least sustainable.

9.27 Site 1 is considered likely to have a 'major adverse effect' against SA objective 7 on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that this site is not considered further in the site selection process.

Devizes

9.28 The site selection process has informed the selection of 11 reasonable alternative sites at Devizes for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Devizes



9.29 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land adjoining Lay Wood	662	8.60	215 - 301
2	Land at Coate Bridge 2 and Land east of 693b	693a, 693b, 693c	39.09	976 - 1,367
3	Land to the east of Windsor Drive	624	14.83	370 - 519
4	Broadway Farm	524	11.89	297 - 416
5	Off A342 and Slight Road	543, 806b, 3745	37.62	939 - 1317
6	Land east of Windsor Drive (2)	3726	2.30	57 - 81
8	Land to the north-east of Roundway Park	549b	4.50	113 - 157
9	Devizes Wharf, Wadworth Brewery and Assize Court	357, 419, 3717	8.60	Approx. 75
11	Devizes School	3725	12.53	Approx. 627
12	Southgate House	DEV127	1.45	Approx. 73
13	Horton Road Depot	546	1.08	Approx. 54

9.30 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

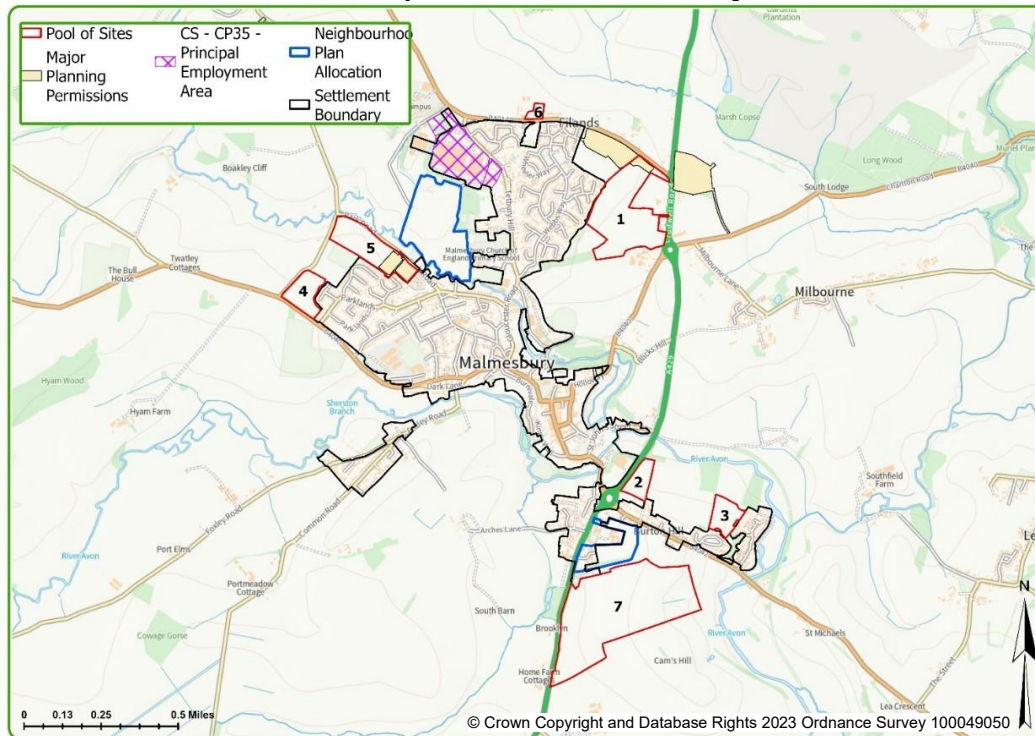
9.31 Site assessment scores range from 2 (most sustainable) for Site 13 to -9 (least sustainable) for Sites 1 and 4. Site 13 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 1 and 4 are considered the least sustainable.

9.32 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Malmesbury

9.33 The site selection process has informed the selection of 7 reasonable alternative sites at Malmesbury for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Malmesbury



9.34 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Whychurch Farm & Inglenook, Crudwell Road	649, 3432	12.13	303 – 425
2	Land NE of Priory Roundabout (A429)	3735	2.01	50 - 70
3	Land at Cowbridge Farm	3684	2.36	59 - 83
4	Land Adjacent to Park Lane	691	3.06	76 - 107
5	Land West of Malmesbury & Land at Park Road	502 & 452	6.21	155 - 217
6	White Lodge Farmhouse and surrounding area, Filands, Malmesbury	3706	0.55	13 - 19
7	Lawn Farm	3751	26.20	655 - 917

9.35 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

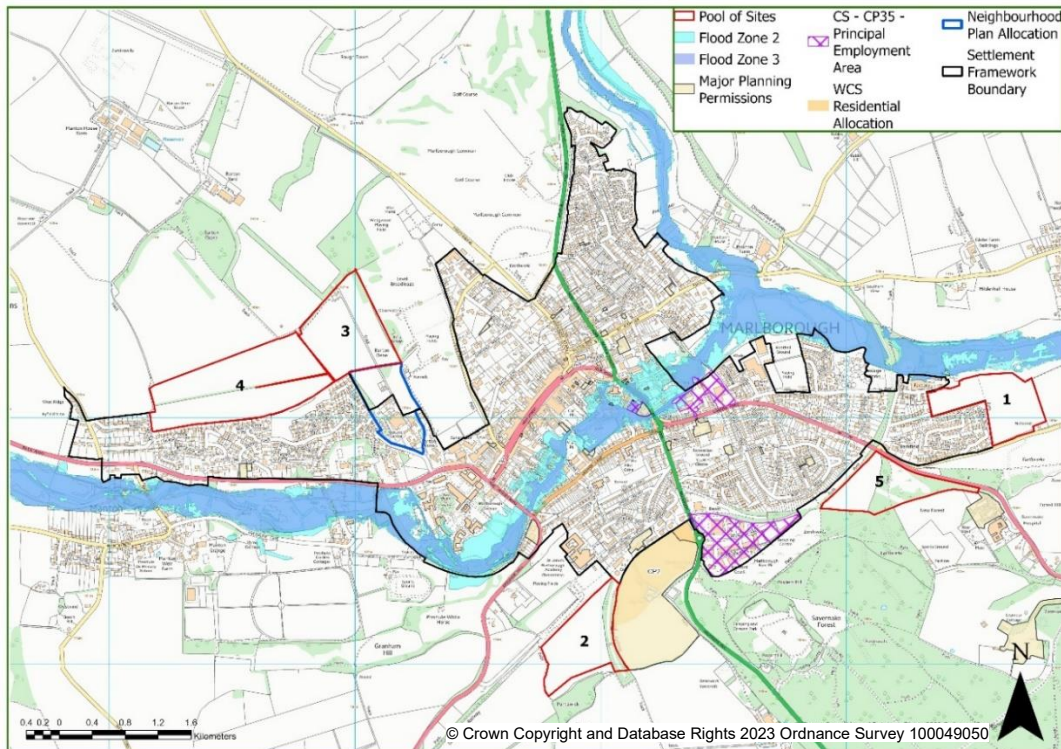
9.36 Site assessment scores range from -3 (most sustainable) for Site 4 to -8 (least sustainable) for Site 2. Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 2 is considered the least sustainable.

9.37 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Marlborough

9.38 The site selection process has informed the selection of 5 reasonable alternative sites at Marlborough for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Marlborough



9.39 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Further Land at Chopping Knife Lane	660, 661	7.63	190 - 267
2	Land on the south site of the Wyvern Centre Cherry Orchard	3796	8.13	203 - 285
3	Land off Barton Dene	565, 3626b, 3626a	13.87	346 - 485
4	Land to NW of Barton's Green & at College Fields	3622, 3326	17.03	425 - 596
5	Land to the South of London Road	3797	6.94	173 - 243

9.40 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

9.41 Site assessment scores range from -8 (most sustainable) for Sites 3 and 4 to -10 (least sustainable) for Site 5. Sites 3 and 4 are considered the most sustainable sites when assessed against objectives in the SA Framework. Site 5 is considered the least sustainable.

9.42 Two sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process. These sites are as follows:

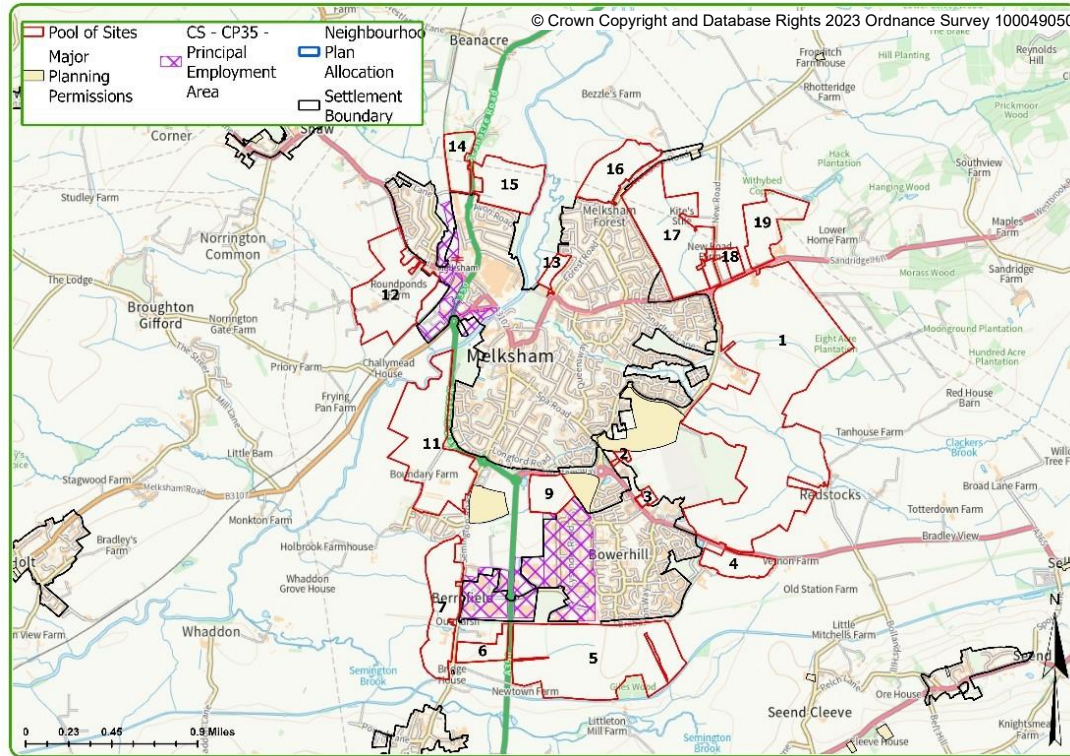
Site 2 – 'major adverse effect' considered likely on biodiversity grounds

Site 5 – 'major adverse effect' considered likely on biodiversity grounds

Melksham

9.43 The site selection process has informed the selection of 17 reasonable alternative sites at Melksham for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Melksham



9.44 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

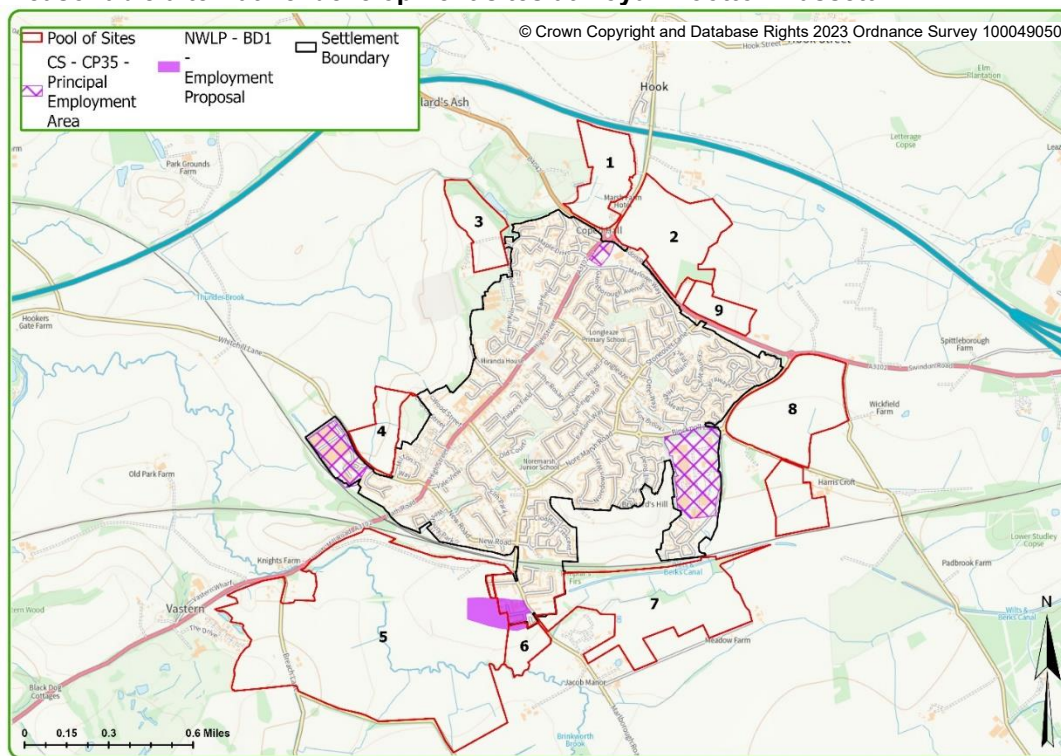
Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land to the east of Melksham	3123, 3525, 3552, 3678, 3683, 3692, 3701, 3704, 3752	206.52	4442 - 6223
2	398a The Spa	3249	1.12	28 - 39
3	Land adjacent to Woolmore Manor	3219, 1034	1.72	43 - 60
4	Land to the east of Bowerhill	3345, 3331	10.46	261 - 366
5	Land to the south of Bowerhill	1005, 1006, 3603	76.85	1921 - 2690
6	Land south of Hampton Park	1004	7.83	195 - 274
7	Land to the south of Berryfield	1003, 1019, 1002	27.38	684 - 958
9	Land south of Western Way	1025	10.22	255 - 358
11	Land to the west of Melksham	3105a, 3105b, 3105c, 3105d, 728, 3645	52.06	1301 - 1822
12	Land to the west of Shurnhold	3352, 3310	38.90	972 - 1361
13	Land to rear of Lowbourne Infants School	1000	3.31	82 - 116
14	Land north of Dunch Lane	3243	10.20	255 - 357
15	Land to the north of Melksham	3405, 187	20.60	515 - 721
16	North-West of Woodrow Road & Land Rear of Woodrow	3107, 1001	18.09	452 - 633
17	Land to the north of A3102	715, 1027, 3479, 3478, 3742, 3743	47.28	1177 - 1650
18	Land northwest of Blackmore Farm	3744	3.55	88 - 125
19	Land to the north and west of Manor Farm	3712	18.79	469 - 658

- 9.45 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.
- 9.46 Site assessment scores ranged from -3 (most sustainable) for Sites 1 and 9 to -9 (least sustainable) for Sites 12 and 14. Sites 1 and 9 are considered the most sustainable sites when assessed against objectives in the SA Framework. Sites 12 and 14 are considered the least sustainable.
- 9.47 Sites 2, 3, 12 and 15 are considered likely to have 'major adverse effects' on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process.

Royal Wootton Bassett

- 9.48 The site selection process has informed the selection of 9 reasonable alternative sites at Royal Wootton Bassett for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Royal Wootton Bassett



- 9.49 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

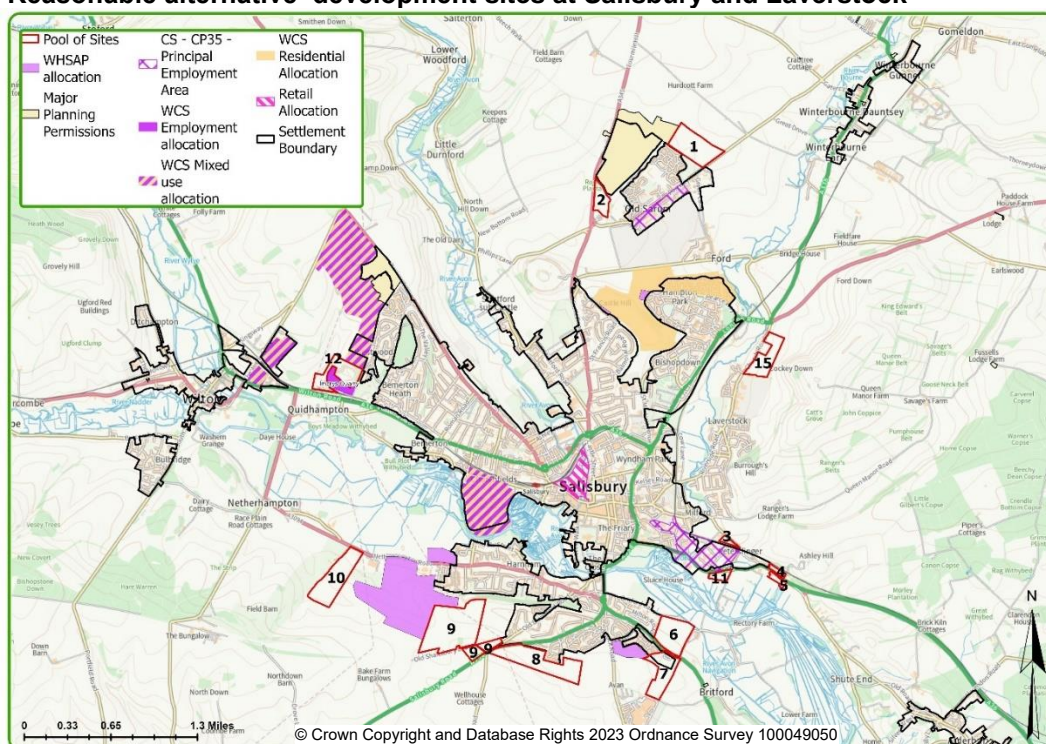
Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land at Marsh Farm	499	14.44	492 - 689
2	Land adjoining Midge Hall Farm	3366	24.32	608 - 851
3	Land West of Maple Drive	477 and 3160	12.03	300 - 421
4	Land at Whitehill Lane	3161	8.86	221 - 310
5	Land South of Royal Wootton Bassett	3156	129.58	2613 - 3658
6	Templars Way Industrial Estate	498	4.21	90 - 126
7	Land South of Royal Wootton Bassett (Parts A & B)	462 and 463	39.95	896 - 1255
8	Land at Woodshaw	3357	52.00	1252 - 1752
9	Land to the north of Swindon Road	3737	6.06	151 - 212

- 9.50 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.
- 9.51 Site assessment scores range from -4 (most sustainable) for Site 4 to -7 (least sustainable) for Sites 1, 3, 6, 7 and 9. Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 1, 3, 6, 7 and 9 are considered the least sustainable.
- 9.52 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Salisbury and Laverstock

- 9.53 The site selection process has informed the selection of 14 reasonable alternative sites at Salisbury and Laverstock for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Salisbury and Laverstock



- 9.54 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
Salisbury sites				
1	Land to the north of Old Sarum	S80	16.95	423 - 593
2	Land north of Beehive Park & Ride	3707	5.74	143 - 201
3	Land east of Milford Care Home	3554b	1.21	30 - 42
4	Land to the east of Hughendon Manor, Petersfinger	S193, S97	1.33	33 - 46
5	Land east of The Dormers, Petersfinger	S189	1.60	40 - 56
6	Land to the north of Downton Road	S159	13.53	338 - 474
7	Land south of Downton Road	3422, OM009, 3641, 3423, 3521, 3694	17.94	448 - 628
8	Land adjacent to A354, south of Harnham	3421	22.0	550 - 770
9	Land west of Coombe Road	3690, 3691 and 3215	39.73	993 - 1,392

10	Land at Netherhampton Road Garden Centre	3716 and 3465	18.59	464 – 651
11	Land south of Southampton Road	3754	2.40	60 - 84
12	Land at Quidhampton Quarry	S253	12.35	308 - 432
14	Land at Coldharbour Lane (former Gasworks)	S243	0.85	Approx. 43
Laverstock sites				
15	Land at Church Road, Laverstock	S204	10.76	269 – 377

- 9.55 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred options by the Council.
- 9.56 Site assessment scores range from 1 (most sustainable) for Site 14 to -12 (least sustainable) for Sites 4 and 11. Site 14 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 4 and 11 are considered the least sustainable.
- 9.57 The following sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process.

Site 2 – ‘major adverse effect’ considered likely on heritage grounds

Site 3 – ‘major adverse effect’ considered likely on transport/highways grounds

Site 4 – ‘major adverse effect’ considered likely on transport/highways grounds

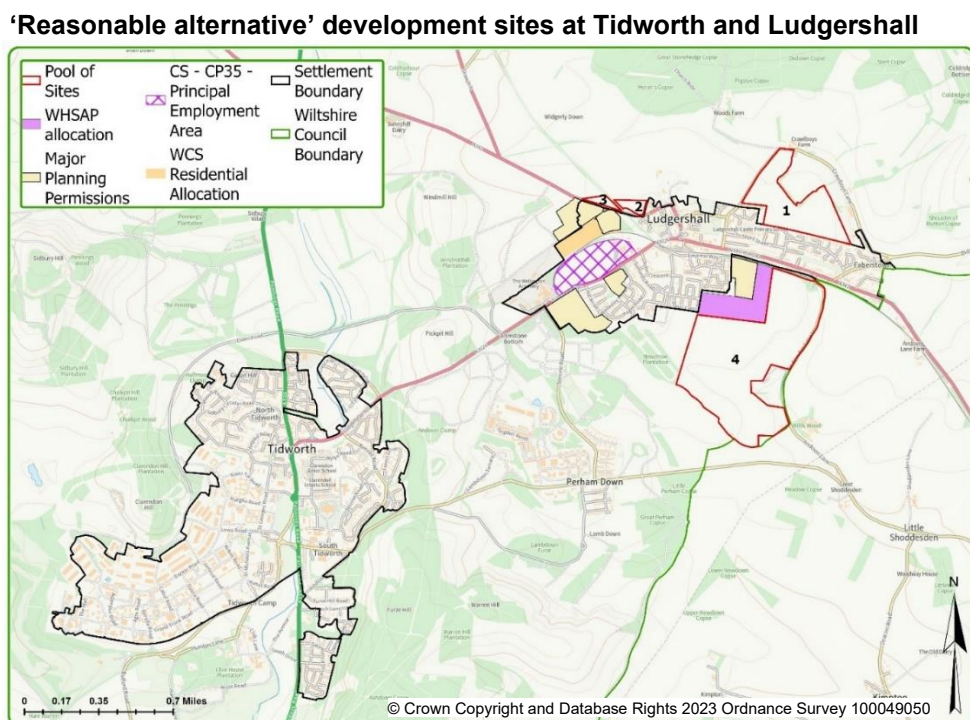
Site 5 – ‘major adverse effect’ considered likely on transport/highways grounds

Site 11 – ‘major adverse effect’ considered likely on biodiversity grounds

Site 12 – ‘major adverse effect’ considered likely on biodiversity and transport/highways grounds

Tidworth and Ludgershall

- 9.58 The site selection process has informed the selection of 4 reasonable alternative sites at Tidworth and Ludgershall for further assessment through the SA. These sites are shown with red boundaries on the following map:



9.59 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land east of Crawlboys Road, Ludgershall	3498	23.79	594 - 833
2	Land north of A342, Ludgershall	3468	1.68	42 - 59
3	Land north-east of A342, Ludgershall	2067	1.22	30 - 43
4	Land south-east of Empress Way, Ludgershall	555	62.11	1552 - 2174

9.60 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

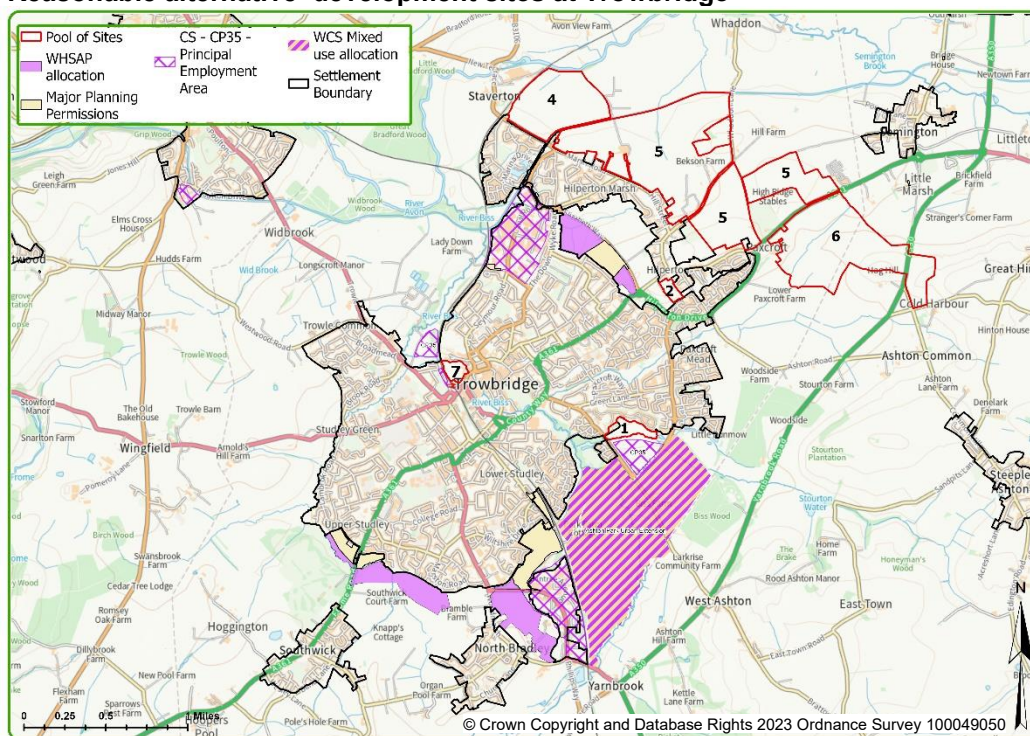
9.61 Site assessment scores range from -5 (most sustainable) for Sites 3 and 4 to -7 (least sustainable) for Site 1. Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 1 is considered the least sustainable site.

9.62 Sites 2 and 3 are considered likely to have 'major adverse effects' on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that Sites 2 and 3 are not considered further in the site selection process.

Trowbridge

9.63 The Council's site selection process has informed the selection of 6 reasonable alternative sites at Trowbridge for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Trowbridge



9.64 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land at The Uplands, Trowbridge	3644	2.69	67 - 94
2	Land to rear of 116 & 118 Trowbridge Rd	646, 647	2.72	68 - 95

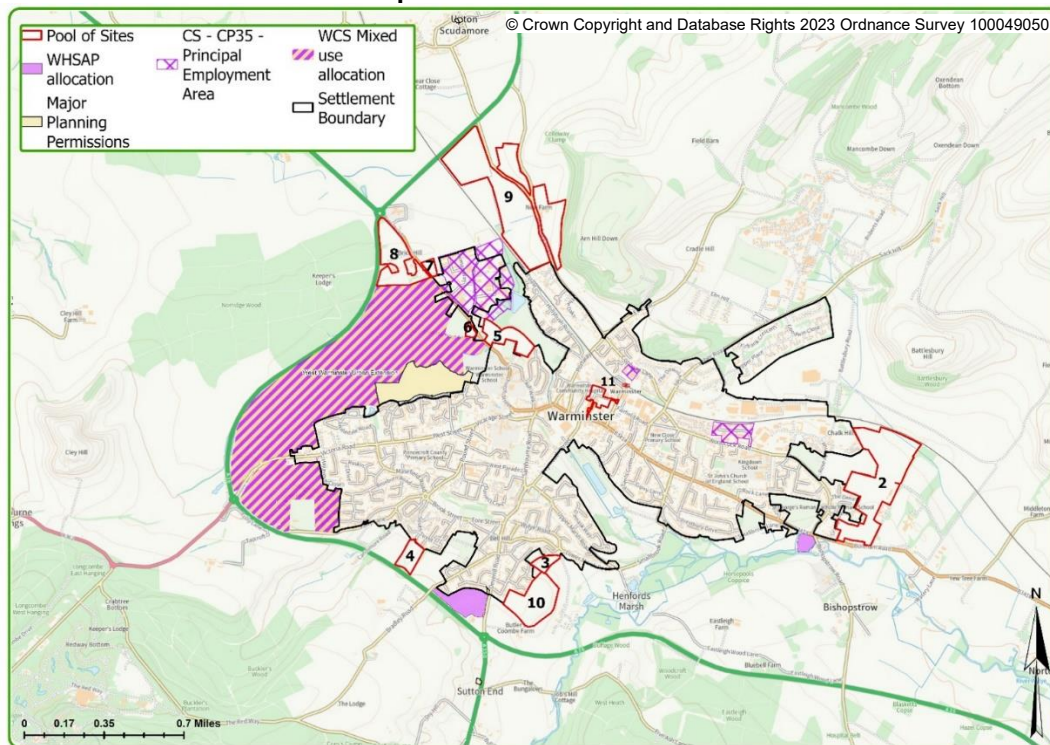
4	Land north of Marsh Road, Staverton	3668, 735 and 3687	42.27	1056 - 1480
5	Land east of Hilperton	3541, 3134, 723, 736, 644, 2093, 641, 3741, 677a, 3791, 731, 732	187.26	4,681 – 6,554
6	Paxcroft Farm	733, 734	85.47	2136 - 2991
7	Former Bowyers site	OM020	3.74	187

- 9.65 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred options by the Council.
- 9.66 Site assessment scores range from 4 (most sustainable) for Site 7 to -8 (least sustainable) for Site 1. Site 7 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 1 is considered the least sustainable.
- 9.67 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.

Warminster

- 9.68 The site selection process has informed the selection of 10 reasonable alternative sites at Warminster for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Warminster



- 9.69 Site numbers, site names, corresponding SHELAAs references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	SHELAAs ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
2	Land East of the Dene & North of Woodcock Road	2074, 2075 and 603	31.39	784 - 1098
3	Land adjacent to Fanshaw Way	3242	1.38	34 - 48
4	Land at Warminster Common & south of Wren Close	3667, 275	2.54	63 - 89
5	Land at Church Street	303	4.25	106 - 149
6	Land adjacent 89 Bath Road, Warminster	3793	0.51	12 - 18

7	44 & 48 Bath Road	1030	0.79	20 - 28
8	Land at Brick Hill & between Bath Road and A36	OM005 and 2091	8.66	216 - 303
9	Land at New Farm, Warminster	3676	33.42	835 - 1170
10	Land off Ashley Coombe/Fanshaw Way	3702 and 3703	8.42	210 - 295
11	Central Car Park (WARM1)	N/A	1.71	86

9.70 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

9.71 Site assessment scores range from -2 (most sustainable) for Site 11 to -13 (least sustainable) for Site 6.

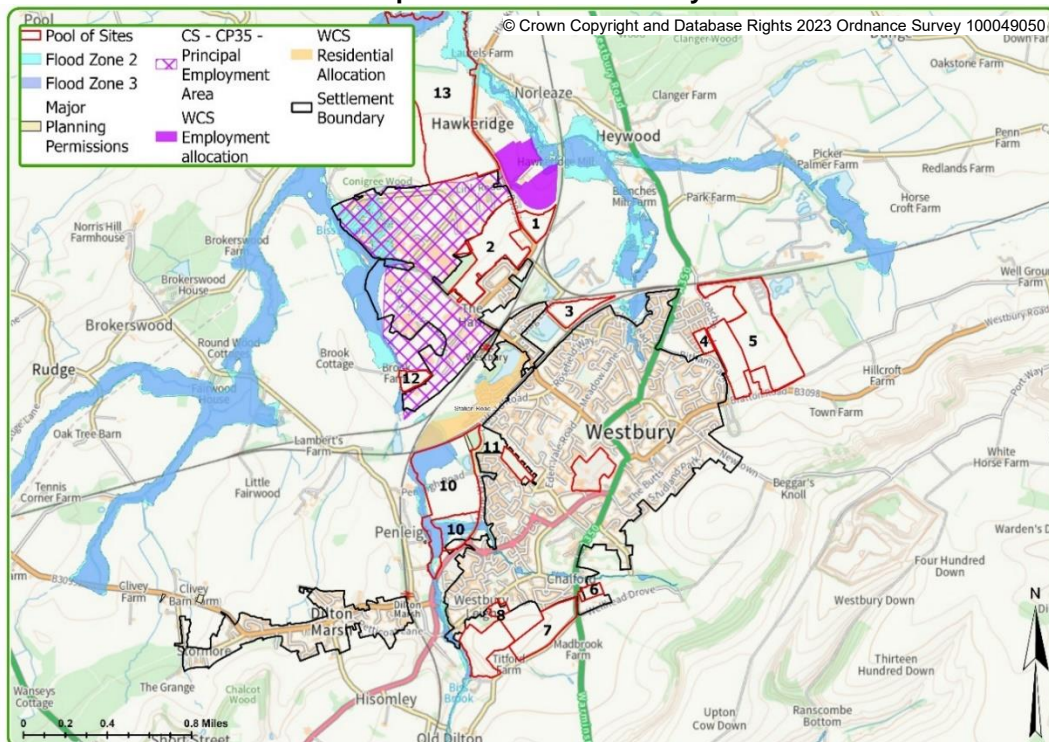
9.72 However, at Warminster, all sites are considered likely to have a 'major adverse effect' on biodiversity grounds whereby mitigation is not currently considered to be achievable. All sites are within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at any of these sites is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. It is recommended that none of the sites are considered further through the site selection process until a satisfactory solution is found to excessive phosphorous concentrations within the River Avon catchment.

9.73 'Major adverse effects' have also been noted for Sites 6 and 7 on transport/highways grounds whereby mitigation is not considered to be achievable. It is recommended that these sites are not considered further in the site selection process.

Westbury

9.74 The site selection process has informed the selection of 13 reasonable alternative sites at Westbury for further assessment through the SA. These sites are shown with red boundaries on the following map:

'Reasonable alternative' development sites at Westbury



9.75 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are as follows:

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land North of Shallow Waggon Lane	3445	4.16	104 – 146
2	Glenmore Farm	1014, 742 & 3734	18.37	459 – 643
3	Land at Slag Lane	3218	5.02	125 – 176
4	Land to west of Coach Road	3620	1.66	41 – 58
5	Land at Bratton Road	3679, 3404	38.63	965 – 1,353
6	Land rear of Leighton Recreation Centre	251	1.60	32 – 48
7	Turnpike Field, Old Dilton Lane and Land at Titford Farm	3375, 3337, 622 & 3740	20.33	507 – 712
8	Land to the rear of 71 Westbury Leigh	3223	1.16	29 – 41
10	Land to the west of Mane Way	3205	35.38	884 – 1238
11	Land at Redland Lane	269	2.47	61 – 86
12	Brook Farm, Brook Drive, Westbury	3681	2.64	66 – 92
13	Court Farm Estate, Westbury	3709	63.85	1596 – 2235
14	Land at Matravers School	2087	7.02	351

9.76 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. This assessment has informed the selection of preferred site options by the Council.

9.77 Site assessment scores range from -2 (most sustainable) for Site 14 to -12 (least sustainable) for Site 6. Site 14 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 6 is considered the least sustainable.

9.78 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.

10. Assessment of Plan objectives and policies

10.1 Chapter 6 of the SA Report presents a qualitative assessment of the Draft Wiltshire Local Plan Review (LPR) objectives and policies against the SA Framework. The chapter includes an assessment of the Plan’s objectives against the objectives in the SA Framework as it is important for the Plan’s objectives to be in accordance with sustainability principles.

10.2 Plan objectives cover a broad range of topics and it is not surprising that some are likely to have positive effects against some SA objectives and some will have adverse effects. In particular, Plan objective 3 that supports housing growth across the county is considered likely to have moderate adverse effects on land and soil resources, water resources, air quality, environmental pollution and transport, whereby mitigation measures would be achievable but problematic. No other Plan objective is considered likely to have significant adverse effects against the SA objectives. All Plan objectives are considered likely to have some significant benefits against some of the SA objectives.

10.3 The assessment of policies evaluates the likely effects of the policies, with a focus on effects that are considered likely to be significant and suggests ways of improving policies in sustainability terms. Recommendations for improving policies in sustainability terms are set out in Chapter 6 and Appendix B of the SA Report. Appendix B shows the Council’s responses to these recommendations. It is recommended that the following policies are amended to take account of those recommendations:

- Policy 4 – Addressing climate change
- Policy 6 – Chippenham Principal Settlement
- Policy 7 – Land south of Chippenham and East of Showell Farm
- Policy 8 – Chippenham Town Centre
- Policy 9 – Calne Market Town
- Policy 10 – Land off Spitfire Road, Calne
- Policy 11 – Land to the north of Spitfire Road
- Policy 12 – Corsham Market Town
- Policy 13 – Land South of Dicketts Road, Corsham
- Policy 14 – Devizes Market Town
- Policy 15 – Land at Devizes Wharf, Assize Court and Wadworth Brewery, Devizes
- Policy 16 – Malmesbury Market Town

Policy 17 – Melksham Market Town
 Policy 18 – Land East of Melksham
 Policy 19 - Land off Bath Road, Melksham
 Policy 20 – Land north of the A3102
 Policy 21 – New Community Area of Search
 Policy 22 – Salisbury Principal Settlement
 Policy 23 – Land north east of Old Sarum, Salisbury
 Policy 24 – Land at Netherhampton Road Garden Centre
 Policy 25 – Land north of the Beehive Park and Ride, Old Sarum
 Policy 26 – Land North of Downton Road
 Policy 27 – Land South of Harnham
 Policy 28 – Land West of Coombe Road, Harnham
 Policy 29 – Suitable Alternative Natural Greenspace, South Salisbury
 Policy 30 – Land East of Church Road, Laverstock
 Policy 31 – Salisbury Central Area
 Policy 33 – The Maltings and Central Car Park
 Policy 34 – Churchfields Employment Area
 Policy 35 – Salisbury District Hospital Campus
 Policy 36 – Amesbury Market Town
 Policy 37 – Boscombe Down
 Policy 38 – Porton Down
 Policy 39 – Tidworth and Ludgershall Market Town
 Policy 40 – Land south east of Empress Way
 Policy 42 – Land at Dead Maid Quarry Employment Area, Mere
 Policy 44 – Marlborough Market Town
 Policy 45 – Land at Chopping Knife Lane, Marlborough
 Policy 46 – Land off Barton Dene
 Policy 47 – Royal Wootton Bassett Market Town
 Policy 48 – Land at Marsh Farm
 Policy 49 – Land at Midge Hall Farm
 Policy 50 – Land West of Maple Drive
 Policy 51 – Land at Woodshaw
 Policy 52 – Trowbridge Principal Settlement
 Policy 53 – Land north of Trowbridge
 Policy 54 – North Trowbridge Country Park
 Policy 55 – Land at Innox Mills, Trowbridge
 Policy 56 – Trowbridge Central Area
 Policy 57 – Bradford on Avon Market Town
 Policy 58 – Warminster Market Town
 Policy 60 – Westbury Market Town
 Policy 61 – Land west of Mane Way, Westbury
 Policy 62 – Land at Bratton Road, Westbury
 Policy 63 – Westbury Country Park
 Policy 64 – Additional Employment Land
 Policy 65 – Existing Employment Land
 Policy 66 – Military Establishments
 Policy 69 – Tourism and Related Development
 Policy 77 – Rural Exceptions Sites
 Policy 79 – Meeting the Needs of Wiltshire’s Vulnerable and Older People
 Policy 80 – First Homes Exception Sites
 Policy 82 – Community Facilities
 Policy 83 – Housing in the Countryside
 Policy 86 – Sustainable Construction and Low Carbon Energy
 Policy 87 – Renewable Energy
 Policy 98 – Contaminated Land
 Policy 100 – Ensuring the Conservation and Enhancement of the Historic Environment

11. Cumulative Effects

Combined effects of Plan policies

- 11.1 Having assessed the effects of policies in the Plan individually, it is important to consider their combined effects in relation to one another. Table 7.1 of the SA Report provides a summary table of the likely cumulative effects of all policies in the Plan against SA objectives.

Secondary, cumulative and synergistic effects of plan policies

- 11.2 Using the combined effects of policies assessment identified in Table 7.1, there may be further effects upon the same resources and receptors as a result of synergistic i.e. multiple, effects. In terms of effects on humans, these are primarily captured through SA objective 4 which covers not only air quality, but also other forms of pollution such as noise and light.
- 11.3 The main interactive effect will be as a result of SA objective 4 and SA objective 3 (water resources) upon ecological resources, leading to a possible worsening of SA objective 1.

Cumulative effects between the Local Plan Review and other plans

- 11.4 In terms of considering other plans adopted by Wiltshire Council, this SA has used baseline data wherever possible, including identifying designations and constraints on current local authority plans such as the Wiltshire Core Strategy (WCS), Chippenham Site Allocations Plan (CSAP) and Wiltshire Housing Site Allocations Plan (WHSAP), and their respective Proposals Maps. For this reason, the SA is inherently cumulative as it factors in local spatial plans, which are likely to be a main source of potential cumulative effects.
- 11.5 Significant cumulative effects are most likely to occur at the local level between sites allocated in the Local Plan Review (LPR), WCS, CSAP and WHSAP. Sites allocated in neighbourhood plans are non-strategic and tend to be significantly smaller and are therefore not considered likely to have significant cumulative effects with other plans like those of strategic sites. The combination of sites in specific areas most likely to result in significant cumulative effects are shown in Table 7.2 of the SA Report.

12. Monitoring

- 12.1 The SEA Directive states that *'member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'* (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (StageE).
- 12.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects; and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant sustainability effects (both beneficial and adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.
- 12.3 A proposed monitoring framework is set out in Chapter 8 of the SA Report.