



# Dilton Marsh Neighbourhood Development Plan

Site Selection Topic Paper  
January 2024

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# 1. Introduction

- 1.1. One of the key objectives of the Dilton Marsh Neighbourhood Development Plan (NDP) is to provide a limited amount of new housing to meet local needs of a scale appropriate to Dilton Marsh's status as a 'Large Village'.
- 1.2. The NDP is being prepared in the context of the emerging Wiltshire Local Plan Review (LPR) which will cover the period 2020 to 2038. The LPR will set out the overarching strategy for the Wiltshire area, setting out where development will take place and how the area will change and grow across the plan period, including a housing requirement for the designated neighbourhood area in accordance with paragraphs 66 and 67 of the National Planning Policy Framework (NPPF). The LPR will provide a clear overall strategic direction for development whilst finer detail in the Dilton Marsh neighbourhood area can be determined through the neighbourhood planning process where appropriate. The preparation of the LPR began in 2017 and is scheduled to be adopted at the end of 2024, with the Regulation 19 Pre-Submission consultation undertaken in September 2023<sup>1</sup>.
- 1.3. The LPR Regulation 19 Consultation proposes an indicative housing requirement of 61 dwellings to be provided at the Large Village of Dilton Marsh (in the Trowbridge Rural Area) based on a period of 2020 to 2038. Since the start of the plan period, there are 20 completions and commitments, leaving a residual net housing requirement of 41.
- 1.4. Neighbourhood Plans can add value to the Local Plan policies for the Neighbourhood Plan area by including policies and proposals to address local place-based issues. By allocating land for housing in the Neighbourhood Plan, communities are able to shape development in their area, as well as communicate their expectations and aspirations for where housing and other development should go, what it should look like, and what infrastructure would be needed to support it. The LPR at paragraph 4.336 expects that neighbourhood planning groups look to accommodate new homes to meet housing requirements in full by identifying opportunities in their plans, where necessary, at Large Villages themselves, where new homes could meet both local needs and support the strategic role for such settlements set by the Plan.
- 1.5. This Topic Paper summarises the approach taken by the Steering Group in identifying candidate sites, their assessment, and selection of preferred options for proposed allocation in the NDP to meet the housing requirement in full.

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<sup>1</sup> As set out in the Local Development Scheme Dec 2022 available at <https://www.wiltshire.gov.uk/article/1082/Local-Plan-Review>

## 2. Context

### National Context

2.1 The National Planning Policy Framework (NPPF) December 2023 seeks to support the government's objective of significantly boosting the supply of homes, emphasising it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. In summary the NPPF and accompanying Planning Practice Guidance (PPG) confirms:

- Strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
- Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure taking into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.
- Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- Plans should support the development of windfall sites – giving great weight to the benefits of using suitable sites within existing settlements for homes
- Neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area.
- Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.
- There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic condition.

## Wiltshire Context

- 2.2 The Dilton Marsh Neighbourhood Plan is being prepared in the context of the following documents which make up the Development Plan for Wiltshire<sup>2</sup>:
- Wiltshire Core Strategy (adopted January 2015)
  - Wiltshire Housing Site Allocations Plan (adopted February 2020)
  - West Wiltshire District Plan 1st Alteration (adopted 2004) – Saved Policies
  - West Wiltshire Leisure and Recreation DPD (adopted 2009) – Saved Policies
- 2.3 The Wiltshire Core Strategy (WCS) contains a settlement strategy for managing growth over the period up to 2026. The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland. Core Policy 1 identifies four categories of settlements, whereby the village of Dilton Marsh has been designated in Core Policy 32 as a ‘Large Village’ in the Westbury Community Area. Development is limited at ‘Large Villages’ to that need to help meet the housing needs of settlements and improve housing opportunities, services and facilities. In the period 2006 to 2026, the WCS set an indicative requirement for 115 dwellings outside Westbury. Wiltshire Council Monitoring as of April 2021 identifies an indicative remaining requirement of 22 dwellings.
- 2.4 Each ‘Large Village’ has a ‘settlement boundary’. In simple terms, they are the dividing line, or boundary between areas of built development (the settlement) and non-urban or rural development – the countryside. In general, development within the settlement boundary is, in principle, acceptable, whereas development outside the settlement boundary is, with limited exceptions, unacceptable. The WCS uses settlement boundaries as a policy tool for managing how development should take place. The Wiltshire Housing Sites Allocation Plan (WHSAP) last revised the Dilton Marsh settlement boundary in February 2020. In terms of the ability of the NDP to amend the settlement boundary and allocate sites, Core Policy 2 confirms:
- “The limits of development (the settlement boundary) may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.”*
- 2.5 WCS Core Policies 43, 44, 45 and 46 set out a framework to provide everyone with access to a decent affordable home. Dilton Marsh is located within the 30% affordable housing zone.

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<sup>2</sup> <https://www.wiltshire.gov.uk/planning-policy>

## Emerging Local Plan

- 2.6 While Neighbourhood Plans are not tested against the policies in an emerging local plan, Locality advise<sup>3</sup> that the reasoning and evidence informing the local plan process is a relevant consideration of the basic conditions against which a Neighbourhood Plan is tested.
- 2.7 The planning context within Wiltshire is evolving as Wiltshire Council are currently preparing the Wiltshire Local Plan Review (LPR) which will cover the period up to 2038. The LPR will set out the overarching strategy for the Wiltshire area, setting out where development will take place and how the area will change and grow across the plan period. The LPR timetable is set out in the Local Development Scheme (published December 2022)<sup>4</sup>. The evidence base prepared to date has been considered in the site assessment process and emerging material will be taken into account when it becomes available.
- 2.8 The Wiltshire Council Local Plan Review (LPR) Regulation 19 Consultation proposes to identify Dilton Marsh within the Trowbridge Housing Market Area (HMA) and remain a 'Large Village' in the settlement hierarchy. Table 4.16 proposes housing growth of 61 dwellings in the period 2020 to 2038. The residual housing requirement at 1<sup>st</sup> April 2022 is 41 dwellings after deducting those homes already built and those in the pipeline with either planning permission or estimated to be built on sites already allocated in the development plan. The methodology for the housing requirement is set out in the Rural Housing Requirements 2023 document published September 2023, the relevant section is provided at Appendix C, and it concludes:

*Overall, while there are some environmental constraints at Dilton Marsh, there are some less constrained areas within and around the settlement which may be capable of accommodating further development over the Local Plan period to 2038. The planned level of growth can be accommodated from an education perspective, and could help support local services and businesses. The Local Plan therefore proposes to set a requirement of 61 homes, with a residual figure of 41 still to be planned for over the remainder of the plan period to 2038.*

- 2.9 Other key policy changes to housing provision in the LPR are:
- Policy 76 'Affordable housing' proposes to increase the affordable housing target to 40% across the whole county. General tenure mix set out to be 65% affordable housing for rent, 10% shared ownership and 25% first homes.

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<sup>3</sup> Neighbourhood Planning PPG Paragraph: 009 Reference ID: 41-009-20190509

<sup>4</sup> Available at <https://www.wiltshire.gov.uk/planning-policy-lds>

- Policy 77 'Rural Exception Sites' proposes to increase the permitted size of rural exception sites to a total of 20 dwellings (from 10) where this does not exceed 5% of the size of the settlement.
- Policy 78 'Meeting Wiltshire's Housing Needs' will require all new houses to meet M4(2) standards and at least 7% to meet M4(3)<sup>5</sup>. Housing mix should be in accordance with the evidence set out in the Local Housing Needs Assessment.
- Policy 79 'First Home Exception Site' supports delivery of exception sites for discounted market homes within or adjoining settlements on sites outside of the designated rural areas, AONB or Green Belt, and no larger than 1ha in size.
- Policy 80 'Self and Custom Build Housing' is a new policy that will require sites of 20 or more houses to make 5% of dwellings to be available for self and custom build.

2.10 It is noted that this draft plan may be subject to change as the Examination of the LPR progresses. The site selection process should have regard to the latest requirement figure; whether established in strategic policies of the LPR (NPPF paragraph 66) or an indicative figure provided by the local planning authority (NPPF paragraph 67).

2.11 On the 24 of May 2021, the Government issued a Written Ministerial Statement and associated Planning Practice Guidance on First Homes. The scheme is designed to help local first-time buyers on to the property ladder, by offering homes at a discount compared to the market price. Wiltshire Council have published an Interim Position Statement on First Homes<sup>6</sup>.

### **Local Housing Needs Assessment (LHNA)**

2.12 The Wiltshire Local Housing Needs Assessment (LHNA) Update Volumes One and Two of May 2022 provide independent projections for new homes and jobs looking ahead to 2038 and are an important part of the evidence base for the review of housing needs of the area.

2.13 The LHNA identified the total housing need based on projected growth over the 18-year period 2020-2038 at 25,455 dwellings. This increases to 36,738 dwellings using the Standard Method Calculation that provides an uplift for housing market pressure. Dilton Marsh is located within the Trowbridge HMA where an annual LHN is 480 dwellings (2022) with 8,640 dwellings required in the plan period.

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<sup>5</sup> <https://www.gov.uk/guidance/housing-optional-technical-standards#accessibility-and-wheelchair-housing-standards>

<sup>6</sup> [https://www.wiltshire.gov.uk/media/9602/Wiltshire-Council-First-Homes-Interim-Position-Statement/default/Wiltshire\\_Council\\_-\\_First\\_Homes\\_-\\_Position\\_Statement.odt?m=637946188842970000](https://www.wiltshire.gov.uk/media/9602/Wiltshire-Council-First-Homes-Interim-Position-Statement/default/Wiltshire_Council_-_First_Homes_-_Position_Statement.odt?m=637946188842970000)

- 2.14 The LHNA goes on to identify the future needs for housing mix. In terms of market housing, it is considered that there is the greatest need for two-, three- and four-bedroom market dwellings. For affordable housing, the greatest need is for two and three-bedroom dwellings.

*Figure 1: Extract from LHNA (Figure 40) Overall need for Market and Affordable Dwellings as percentages of the LHN (including affordable home ownership products) by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)*

	Affordable Dwellings			Total Affordable Housing	Total Market Housing	Total Housing
	Unable to afford market rents	Unable to afford market ownership				
		Unable to afford 70% First Homes	Able to afford 70% First Homes			
1 bedroom	0.4%	0.2%	0.7%	1.3%	3.1%	4.4%
2 bedrooms	7.7%	1.2%	2.2%	11.0%	8.3%	19.3%
3 bedrooms	9.2%	1.6%	2.8%	13.6%	37.4%	51.0%
4+ bedrooms	2.8%	0.6%	0.9%	4.2%	17.0%	21.2%
DWELLINGS	20.1%	3.6%	6.5%	30.1%	65.8%	95.9%
C2 Dwellings					4.1%	4.1%
LHN	20.1%	3.6%	6.5%	30.1%	69.9%	100.0%

## Neighbourhood Area Context

- 2.15 In February 2018, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Dilton Marsh Parish Council, to establish if there was a proven need for affordable housing in the parish and to use the findings of the survey to inform a future neighbourhood plan. The subsequent housing need survey was undertaken April to May 2018. The key findings were:

- In July 2018, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Dilton Marsh parish.
- The 2011 Census recorded 106 social homes in the parish. These properties represent 13.1% of the total housing in Dilton Marsh, which is slightly lower than the Wiltshire affordable housing average of 14.7%.
- The social housing in Dilton Marsh had a 1.9% re-let rate in the past year: between 01 July 2017 and 30 June 2018 only two social homes were re-let in the parish.
- The low levels and turnover of social housing in the parish suggested that very few if any of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- Only two of the sixteen households assessed as in being in housing need and requiring public assistance for their required accommodation were deemed eligible for shared ownership or discount market homes.



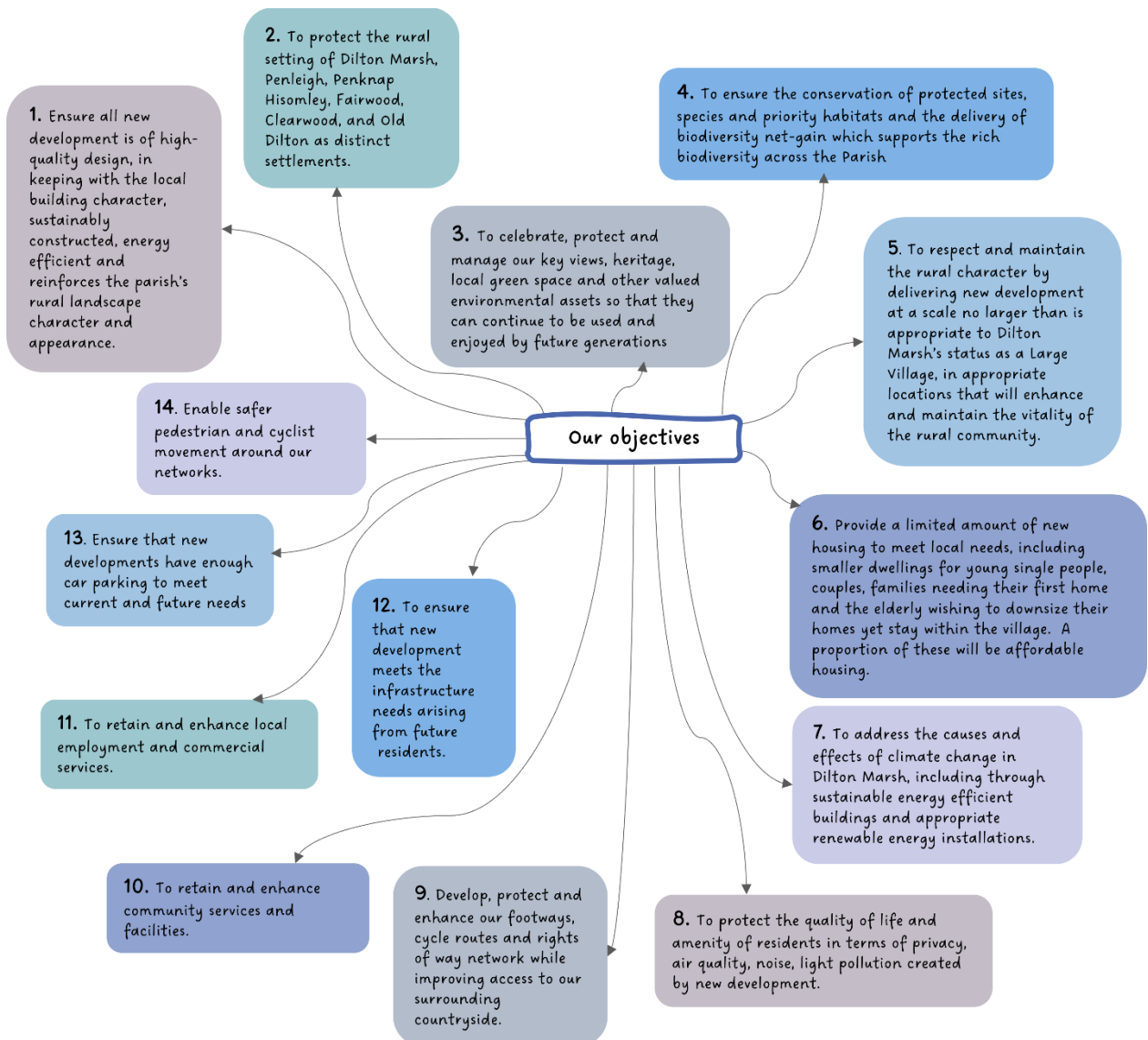
- Instead, there appears to be a clear identified need in the parish for social housing to rent. This indicates that there is unmet housing need amongst households without the required income, savings or equity to access home ownership. The need appears to be for homes of a variety of sizes (see recommendations below).
- One household stated a need for a bungalow or sheltered accommodation for older people.
- The findings indicated a minimum need over the next three years for 16 new affordable homes in the parish of the following tenure mix:
  - Subsidised rented housing
    - 5 x 1 bed
    - 2 x 2 bed
    - 4 x 3 bed
    - 2 x 4 bed (including one with wheelchair access)
  - Shared ownership / discount market homes
    - 2 x 3 beds
  - Sheltered housing for older people
    - 1 x 1 bed

2.16 Since the survey was published in July 2018, changes to national policy in 2021 requires a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. The survey found a need for 12.5% of all affordable homes that may meet a need for First Homes. Consequently, a greater quantum of total affordable homes may now be required to enable the high needs (as a percentage) for subsidised rented housing to be met while being First Homes compliant.

### 3. NDP Plan Objectives

- 3.1 NDP Objective 6 seeks recognises there is a need to provide a limited amount of new housing to meet the local needs, including smaller dwellings for elderly people who wish to downsize, for single people both young and older, couples and families needing a first home, of which a significant proportion needs to be affordable. The delivery of housing must be done in a manner that is in-keeping with the function, scale and character of the area and any environmental constraints.

Figure 2 – NDP Objectives



- 3.2 The NDP is therefore aiming to allocate a site(s) for housing to ensure sufficient land is deliverable / developable according to the following housing objectives:

- A. **Planning to meet the housing requirement** – The indicative Wiltshire Council housing requirement figure for 61 dwellings in the period 2020 to 2038 forms the

basis for NDP housing policies and any allocations. The requirement will be met in full, taking into account completions and commitments in the plan period. As this is a draft requirement, the NDP will be informed by any up-to-date evidence that will become available.

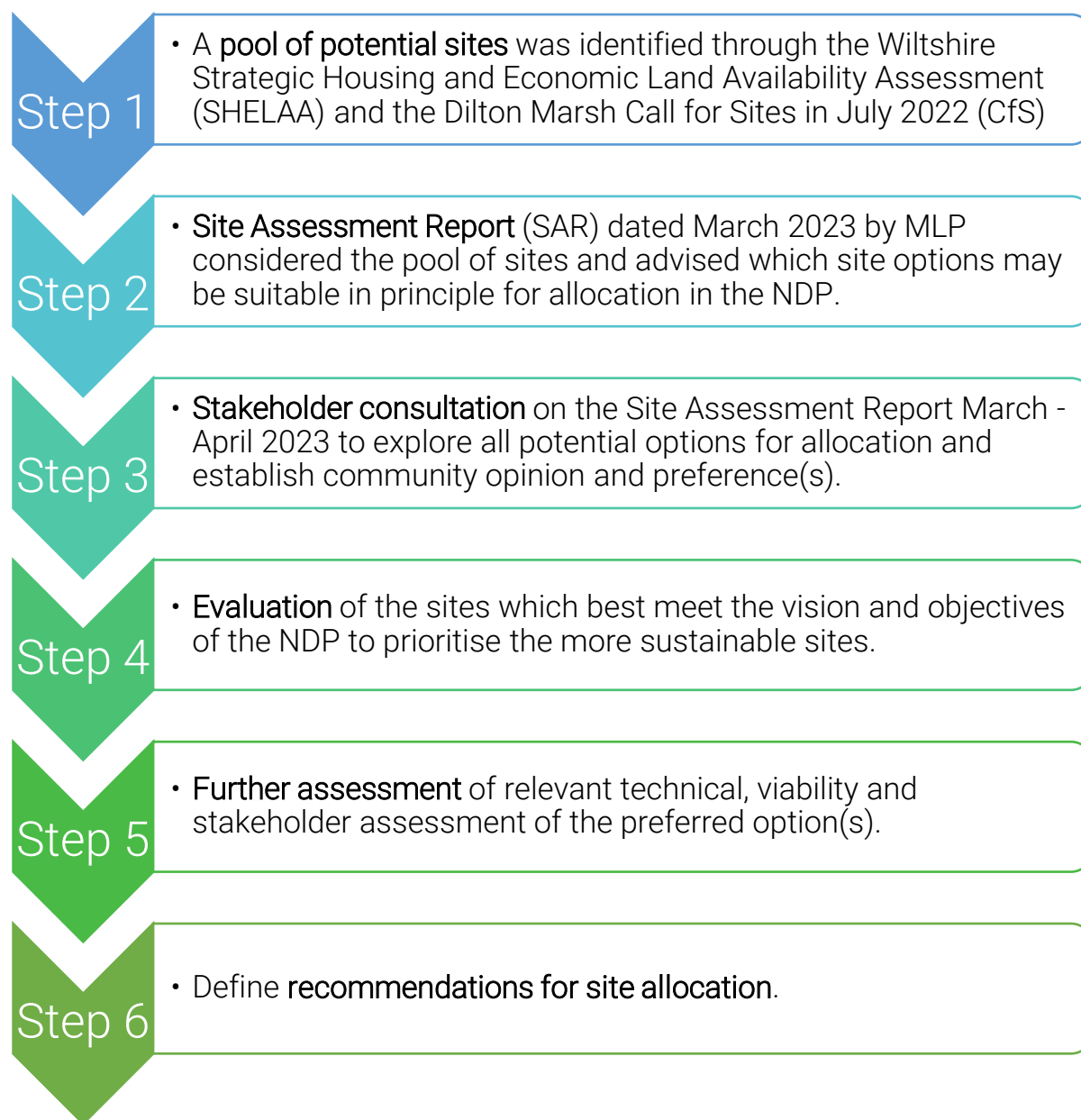
- B. **Being responsive to local circumstances and supporting housing developments that reflect local needs** – NDP policies on the size or type of housing required will be informed by the evidence prepared to support the Local Plan Review, supplemented where necessary by locally-produced information including the July 2018 Housing Needs Survey identifying a minimum need for at least 16 affordable homes, equating to between 40 and 52 homes being allocated (using 30% and 40% affordable housing targets). As this survey is now four years old, the NDP will be informed by any up-to-date evidence that will become available including the LHNA.
- C. **Locating housing where it will enhance or maintain the vitality of rural communities** – In principle, land within the Dilton Marsh settlement boundary is acceptable for housing redevelopment. However, opportunities are limited, and it may be difficult to rely on such sites to deliver the housing requirement. The consequence is that the NDP may need to identify a number of greenfield sites involving the loss of countryside, which may be challenging due to environmental constraints to be identified as part of the SEA and HRA processes.

- 3.3 The NDP is also considering the allocation of land for other uses (commercial, allotments) if there are strong grounds for taking this action.

## 4. Approach to Site Selection

- 4.1 The approach to the site assessment is based on the Government's Planning Practice Guidance on Housing and Economic Land Availability Assessment<sup>7</sup> and Neighbourhood Planning<sup>8</sup>, as well as Locality's Neighbourhood Planning Site Assessment Toolkit<sup>9</sup> (dated 06.10.2021). These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available, and achievable. The process followed is summarised in Figure 3.

Figure 3 – Site selection process



<sup>7</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>8</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>9</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

## Step 1: Pool of Sites

- 4.2 The initial list of development site options was identified through two key sources, these included:
- Dilton Marsh Neighbourhood Plan Call for Sites process in Summer 2022: A total of 20 sites were put forward as part of this process (a copy of the submission form is provided in Appendix A); and,
  - Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA)<sup>10</sup>: A further 7 further sites were identified by Wiltshire Council as being included within their SHELAA, 5 of which were assessed as part of the 2017 SHELAA and the remaining 2 had been submitted post-2017 so had not yet been assessed by Wiltshire Council. These are sites with SHELAA references 3665 (Land at 34 Petticoat Lane) and 3764 (Land south of Clivey), Wiltshire's opinion on these sites is therefore not publicly available at the time of writing.
- 4.3 Of the 27 sites, 24 were carried forward to Detailed Site Assessment. Three SHELAA sites were discounted because of site size or availability.

## Step 2: Site Assessment Report (SAR) March 2023

### Housing

- 4.4 Of the 24 sites subject to Detailed Site Assessment within the SAR, 23 were assessed for their potential as housing allocations in accordance with the methodology in Section 2 of the SAR.
- 4.5 The SAR concluded that there are no sites currently identified in the Dilton Marsh Neighbourhood area that are considered to be free of any substantive constraints and therefore immediately suitable, available, and achievable for housing allocation.
- 4.6 Ten sites are considered to be potentially suitable, available, and achievable for housing allocation either in full or in part, and subject to the resolution or mitigation of identified constraints, as summarised in Table 1.
- 4.7 The remaining 13 sites are currently unsuitable for housing allocation in the Neighbourhood Plan. This is based on significant accessibility/ connectivity issues with the village, being contrary to Wiltshire Councils spatial strategy, landscape sensitivities, access constraints and amenity considerations. These are sites 1, 3, 4, 6, 8, 14, 15, 16, 17, 19, 20, 21, and 24.

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<sup>10</sup> <https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

- 4.8 The ten sites in Table 4-1 (as identified in SAR Figure 4.1) represent a theoretical capacity of between 184 and 319 dwellings, which is greater than the indicative housing requirement in the emerging plan. To help to refine the site choices further, these ten sites were identified by the Steering Group to be the focus for future community consultation on potential allocation options.

Table 4-1 – Potentially suitable, available and achievable sites for housing allocation identified by the SAR

Site Ref	Site Name	Indicative Capacity	Within settlement boundary?
2	Land to the rear of 14 St Marys Lane	3 – 7	Part (small)
5	Land at Fairwood Industrial Estate	12 – 24	No
7	Barn at Five Farthings Farm	3 – 5	No
9	Five Farthings Farm	11 – 22	No
10	Land to the south of Petticoat Lane	15 – 30	No
12	Land to the north of High Street	34 – 68	No
13	Land at High Street, east of railway	14 – 29	No
18	Land at High Street and St Marys Lane junction	6 – 12	Yes
22	Land south of Clivey	75 – 100	No
23	Land at 34 Petticoat Lane	11 – 22	Part (small)

Figure 4.1 Site assessment results for residential and community uses (page 1)



- 4.9 Nine of the ten sites are located wholly, or contain a vast majority that are located, outside of the settlement boundary defined by the WCS and WHSAP. The capacity of



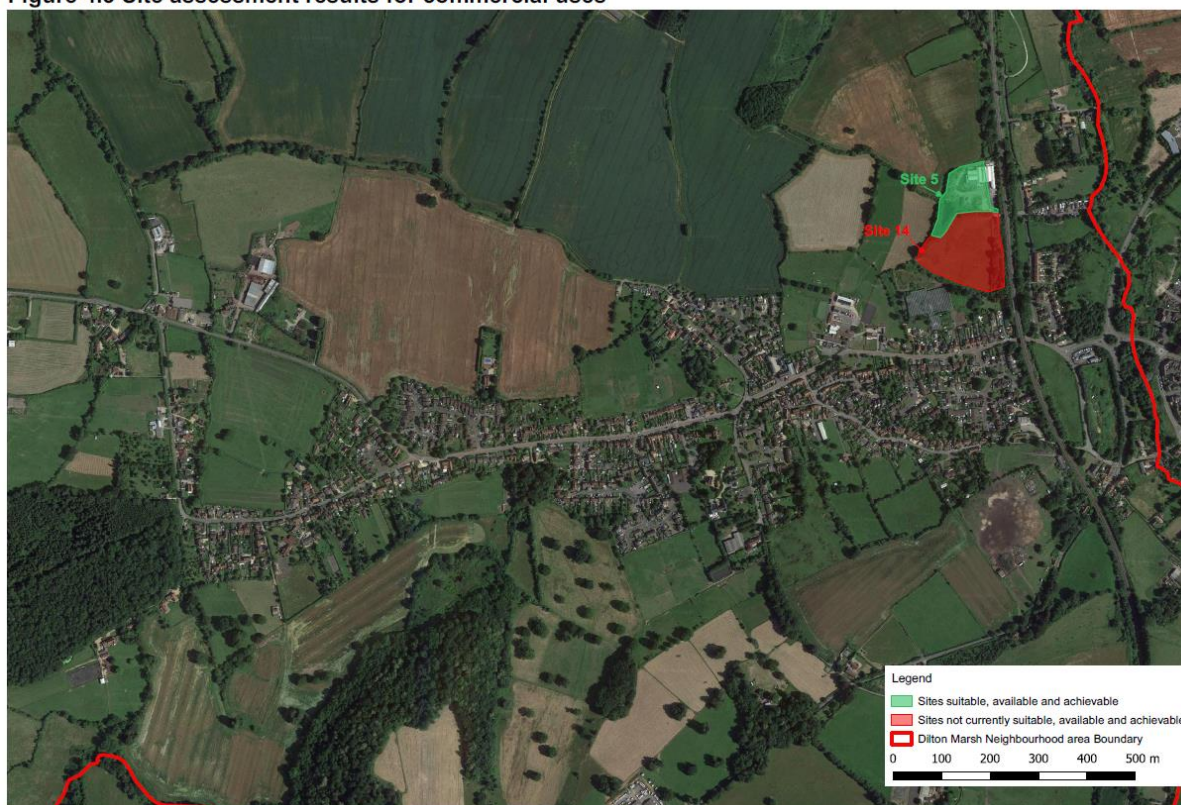
sites within the settlement boundary would not be capable of delivering the indicative housing requirement. Core Policy 2 permits the limits of development to be altered through identifying sites by neighbourhood plans.

- 4.10 Eight out of the 10 potentially suitable, available and achievable sites would be 'major development' with the capacity to accommodate 10 or more dwellings. These sites would therefore be required to include a target of 30% affordable housing on-site, subject to the viability of provision.
- 4.11 A planning application PL/2023/01880 for residential development on Site 12 of up to 62 dwellings was notified by Wiltshire Council following the publication of the SAR report. A review of the application documentation has been undertaken and it was not considered that the conclusions of the report or rating of the site required amending.

### Commercial

- 4.12 From the two sites assessed for their potential as commercial allocations, it has been found that Site 5 is suitable, available, and achievable for an intensification of its current use as part of the Fairwood Trading Estate, subject to resolving constraints regarding access, ecology, and amenity impacts. Site 14 was found to not currently be suitable, on the basis of access constraints and landscape impacts, particularly in relation to the Public Right of Way.

**Figure 4.3 Site assessment results for commercial uses**



### Community Use Sites

- 4.13 Site 11 (see extract from Figure 4.1) has been found to be suitable, available, and achievable for allocation as a community allotment within the NDP.

### **Step 3: Consultation on Options**

- 4.14 A public consultation took place between 16<sup>th</sup> March and 10<sup>th</sup> April 2023 to engage a range of stakeholders to comment on the SAR, whether the principle of housing is supported on the ten candidate sites, and any comments on any other (red) sites assessed in the SAR. Comments were also invited on the proposed sites for commercial and allotment uses.
- 4.15 A public exhibition was held at the Memorial Hall on Saturday 18<sup>th</sup> March 2023 between 10.30 and 15.00 which was well-attended by over 65 people including parish councillors, the local ward councillor, local residents, candidate site owners, steering group members and the planning consultants. The exhibition boards remained in the hall and were displayed for the duration of the consultation. A copy of the display was also put in the Fairfield Farm Café, Sports & Social Club, and Weavers Pub. All material displayed at the exhibition, as well as the full consultation material, was made available on the Parish Council website. Prior to the consultation and public exhibition, the Steering Group displayed leaflets across the Parish on three occasions to increase awareness of the event.
- 4.16 Representations were invited by a Microsoft Forms online questionnaire. Paper copies were also accepted. A copy of the questionnaire is provided at Appendix A. Respondents were asked whether they support the principle of housing, employment or allocations respectively on each site and to add any additional comments. A total of 177 responses were received. Not all respondents answered each question.
- 4.17 Written responses were received from the agents of Sites 12 and 22. It is recognised that other landowners may have responded via the online form.

### Housing

- 4.18 The results of the community questionnaire have been summarised and the sites ranked in terms of community support with the most popular site awarded a score of 10 and the least popular a score of 1 in Table 4-2; this will enable a comparison to be made with the results under Step 4.



Table 4-2 – Results of the community consultation on housing site allocation options

Site Ref	Site Name	Answered	% Support	Ranking	Score
2	Land to the rear of 14 St Marys Lane	167	49%	5 <sup>th</sup>	6
5	Land at Fairwood Industrial Estate	168	67%	2 <sup>nd</sup>	9
7	Barn at Five Farthings Farm	168	80%	1 <sup>st</sup>	10
9	Five Farthings Farm	166	62%	3 <sup>rd</sup>	8
10	Land to the south of Petticoat Lane	166	36%	8 <sup>th</sup>	3
12	Land to the north of High Street	169	11%	9 <sup>th</sup>	2
13	Land at High Street, east of railway	168	48%	6 <sup>th</sup>	5
18	Land at High Street and St Marys Lane junction	166	39%	7 <sup>th</sup>	4
22	Land south of Clivey	170	8%	10 <sup>th</sup>	1
23	Land at 34 Petticoat Lane	166	57%	4 <sup>th</sup>	7

4.19 The most popular was Site 7 with 80% of respondents supporting residential development. Site 22 was the least supported site with a response of 8%. Further detail from the consultation responses has been summarised in the site proformas at Appendix B.

4.20 All of the ten candidate sites received some level of support for housing. All ten were recommended to the Steering Group to be subject to further evaluation in Step 4.

4.21 No substantive evidence was provided in the consultation to demonstrate that a different conclusion should be made concerning the 12 sites initially screened out by the SAR.

#### Commercial

4.22 71% of respondents supported the continued use of Site 5 as commercial. This was slightly greater than the 67% of respondents supporting Site 5 for housing.

#### Community Use Sites

4.23 87% of respondents supported the use of Site 11 as allotments.

### **Step 4: Evaluation**

4.24 Step 4 seeks to determine if the sites accord with the draft NDP Objectives. The Objectives have been used to inform a set of decision-aiding questions, against which the sites will be evaluated. These questions are shown in Box 1 below.

<b>Box 1: Site Selection Criteria</b>	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish? <i>NDP objectives supported: 1, 2, 5</i>	
2. Will the site preserve or enhance the historical and cultural assets in the Parish? <i>NDP objectives supported: 3</i>	
3. Will development on the site conflict with other proposed policies of the NDP about Local Green Space and Key Views? <i>NDP objectives supported: 3</i>	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish? <i>NDP objectives supported: 4</i>	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures? <i>NDP objectives supported: 5, 6</i>	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations? <i>NDP objectives supported: 7</i>	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development? <i>NDP objectives supported: 8</i>	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network? <i>NDP objectives supported: 9, 13, 14</i>	
9. Will the development retain and enhance local community services and facilities and support the local economy? <i>NDP objectives supported: 10, 11</i>	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents? <i>NDP objectives supported: 12</i>	

4.25 The sites were given points for each criterion ranging between -3 (a major adverse effect) and +3 (a major positive effect), as shown in Box 2. This allows the sites to be ranked in terms of their suitability with the NDP objectives and prioritises the more sustainable sites to be evaluated in further detail to develop them into possible plan allocations. The evaluation has utilised all available evidence, including representations to the consultation. Sites are also ranked in terms of the outcome from this evaluation, with the highest aggregate point total awarded a score of 10 and the lowest a score of 1. This will enable a comparison to be made with the results under Step 3.

Box 2 – Site Evaluation Scale		
Effect	Summary	Points
Major positive	Option likely to help maximise opportunities	+ 3
Moderate positive	Option likely to make a moderate contribution	+ 2
Minor positive	Option likely to make a minimal contribution	+ 1
Neutral	Option likely to have a neutral or no effect	0
Minor adverse	Option likely to require mitigation that is achievable	- 1
Moderate adverse	Option likely to require mitigation that is problematic	- 2
Major adverse	Option likely to require mitigation that is not possible.	- 3

- 4.26 A preliminary site evaluation was undertaken to inform the SEA and HRA Screening version of the draft NDP and then re-assessed following the publication of the SEA and HRA by AECOM. The assessment of each site can be found at Appendix B.

### Housing

- 4.27 The summary of this evaluation for housing options is shown below in table 4-3.

*Table 4-3 – Summary of housing allocation options (see Box 1 and 2 for methodology)*

Site	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Points	Rank	Score
2	+1	0	0	-1	+1	-2	+1	-1	+1	0	0	7 <sup>th</sup>	4
5	+3	0	0	-1	+2	-1	-3	-3	-3	0	-6	10 <sup>th</sup>	1
7	+2	0	0	-1	+1	-1	+1	+1	+1	0	+4	4 <sup>th</sup>	7
9	+2	0	0	-1	+2	-1	+2	+2	+2	0	+8	1 <sup>st</sup>	10
10	-2	-1	0	-1	+2	-2	-1	-1	+2	-1	-5	9 <sup>th</sup>	2
12	-2	-1	-2	-1	+3	-1	+2	+3	+3	0	+4	4 <sup>th</sup>	7
13	-1	-1	0	-1	+2	+2	-1	+3	+2	0	+5	3 <sup>rd</sup>	8
18	+2	-2	-2	-1	+1	-1	+1	+3	+1	0	+2	6 <sup>th</sup>	5
22	-2	-1	-2	-2	+1	-2	-1	-1	+3	+2	-5	8 <sup>th</sup>	3
23	+2	0	0	-1	+2	+2	-1	0	+2	0	+6	2 <sup>nd</sup>	9

- 4.28 Site 9 (Five Farthings Farm) performed strongest in the evaluation with a total of 8 points. Site 5 (Fairwood Industrial Estate) performed weakest in the evaluation with a total of -6 points; a strong contrast to the consideration of the site for commercial purposes. Site 5 was the only site to be identified with Major Adverse effects arising from the location away from the main settlement and the loss of employment land. Site 12 (Land North of High Street) was evaluated with the highest number of Major Positive effects; however, these were outweighed by Minor and Moderate Adverse effects.

### Housing – Step 3 and Step 4 Comparison

- 4.29 Table 4-4 summarises the analysis of the overall scores from Steps 3 and 4 sorted by the highest ranked. The sites to be taken forward include the preferred sites identified by the community (Site 5 is considered under paragraph 4.30 below).
- 4.30 As Site 7 is a smaller component of Site 9, it is recommended that Site 7 is not taken forward for assessment as there are benefits in a comprehensive redevelopment of the

whole site. The six sites (2, 9, 12, 13, 18 and 23) with a neutral or positive score in Step 4 have the total capacity to accommodate between 79 and 160 dwellings thereby enabling the indicative housing requirement to be delivered. These six sites (2, 9, 12, 13, 18 and 23) are recommended to be the focus for the Step 5 further assessment.

*Table 4-4 – Analysis of housing option scores from Step 3 and Step 4 sorted by highest ranked*

Site Ref	Site Name	Step 3 score	Step 4 score	Total	Rank	Indicative Capacity	Taken Forward
9	Five Farthings Farm	8	10	18	1	11 – 22	Yes
7	Barn at Five Farthings Farm	10	7	17	2	3 – 5	No
23	Land at 34 Petticoat Lane	7	9	16	3	11 – 22	Yes
13	Land at High Street, east of railway	5	8	13	4	14 – 29	Yes
2	Land to the rear of 14 St Marys Lane	6	4	10	5	3 – 7	Yes
5	Land at Fairwood Industrial Estate	9	1	10	5	12 – 24	No
12	Land to the north of High Street	2	7	9	7	34 – 68	Yes
18	Land at High Street and St Marys Lane junction	4	5	9	7	6 – 12	Yes
10	Land to the south of Petticoat Lane	3	2	5	9	15 – 30	No
22	Land south of Clivey	1	3	4	10	75 – 100	No

### Commercial

- 4.31 The summary of this evaluation for commercial land use option is shown below in table 4-5. As there is a single site no comparison can be made. Site 5 was considered for housing with a total of -6 points, compared to +6 for commercial land use. It is recommended that Site 5 is allocated for commercial use as it would more positively contribute towards the objectives of the NDP.

*Table 4-5 – Summary of commercial allocation options (see Box 1 and 2 for methodology)*

Site	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Points
5	+3	0	0	-1	+2	+2	-1	-2	+3	0	+6

### Community Land Use

- 4.32 The summary of this evaluation for community land use option is shown below in table 4-6. As there is a single site no comparison can be made. It is recommended that Site 11 is allocated for allotment use as it would positively contribute towards the objectives of the NDP.

Table 4-6 – Summary of community land use allocation options (see Box 1 and 2 for methodology)

Site	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Points
11	+3	0	0	+3	0	+3	+3	+3	+3	0	+18

## Step 5: Further Assessment

- 4.33 The focus for further work is the set of ‘more sustainable’ housing sites (2, 9, 12, 13, 18 and 23) identified under Step 4 and their ability to meet the needs. Consultation with stakeholders may be useful to define site capacity, to identify requirements that should be highlighted for individual site options, to guide the form development should take, including the definition of realistic site boundaries and site mitigation requirements.
- 4.34 A range of stakeholders have been invited to comment on the site options. Input will be targeted to address likely adverse effects and mitigation predicted by sustainability appraisal. The capacity of some sites, for example, may be reduced to allow for larger areas of landscaping to mitigate potentially harmful visual impacts. In some cases, more detailed assessment may reveal that adverse effects associated with the development of a site could not be adequately mitigated or were greater than expected.
- 4.35 To ensure preferred site(s) are viable and capable of development in accordance with national policy requirements a viability assessment may be needed to verify that preferred site(s) and the scale of development identified in the plan are not subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. This would show that preferred sites are capable of providing policy compliant levels of affordable homes and that they are capable of contributing fully to the NDP objectives.
- 4.36 Table 4-7 summarises further assessment undertaken of the six potential housing sites.

Table 4-7 – Summary of further assessment

Site Ref	Site Name	Summary of further assessment
2	Land to the rear of 14 St Marys Lane	<ul style="list-style-type: none"> <li>The site is not immediately available but is likely to be developable within the plan period.</li> <li>Establishing the delivery of the site access with landowner has established that the existing garage would be demolished, and parking replaced.</li> <li>A development at the lower end of the 3 to 7 dwelling capacity range would be appropriate with the edge of village location.</li> </ul>
9	Five Farthings Farm	<ul style="list-style-type: none"> <li>The landowner has confirmed a reduction in the developable area to circa 0.43 hectares with a capacity of up to 10 dwellings due to the retention of the existing dwelling and its garden. This takes</li> </ul>

		new development away from the southern boundary, which is on sloping ground and is more sensitive in the landscape.
12	Land to the north of High Street	<ul style="list-style-type: none"> <li>The pending planning application remains for 62 dwellings. Therefore, a reduced capacity of development is not presented by the Applicants to improve community response and reduce / mitigate environmental harms (Q1, 2 and 3).</li> </ul>
13	Land at High Street, east of railway	<ul style="list-style-type: none"> <li>The landowner has confirmed developer interest in the site.</li> <li>The desirability to retain a gap (as open space) to south of site to protect setting of listed building and avoid coalescence will be referenced in the policy and this will reduce capacity towards the mid to lower end of the range of 14 to 29 dwellings.</li> </ul>
18	Land at High Street and St Marys Lane junction	<ul style="list-style-type: none"> <li>The landowner has confirmed that the land is no longer available in the near future due to long-term tenancy agreements.</li> </ul>
23	Land at 34 Petticoat Lane	<ul style="list-style-type: none"> <li>The developable area and capacity should be reduced to reflect change of ownership since the SHELAA submission – resultant site estimated to be approx. 8500sqm.</li> <li>Flexibility within any policy to consider whether the existing dwelling be demolished as part of redevelopment, however as this is not guaranteed it is recommended that the capacity is likely towards the middle of the 11 to 22 dwelling range.</li> <li>Feedback from highway authority on access with disclosure of the pre-application correspondence.</li> </ul>

4.37 Table 4-8 provides further consideration of the earlier Steps and the updated evidence base prepared by the Steering Group. The Table also includes a summary of feedback from residents to the March 2023 exhibition and consultation.

*Table 4-8 – Summary assessment of sites*

Site Ref	Key Advantages	Key Disadvantages	Summary of Community Opinion
2	Well located to the settlement. Not open countryside.	Access and drainage constraints site capacity. The site is not immediately available and therefore should not be relied upon to meet the housing requirement.	Ranked 5 <sup>th</sup> with 49% - A modest site offering some capacity for change. Concerns regarding safe access and drainage.
9	Partly brownfield. Reasonable walking distance of village amenities. Site is largely enclosed and contains built form with the	No continuous footway on The Hollow and restricted visibility to the south. Within the Special Landscape Area, however	Ranked 3 <sup>rd</sup> with 67%. Recognition that the partly brownfield site is well located and screened. Suitable size to contribute towards the

	development areas identified to the north and west.	the southern portion is no longer promoted by the landowner.	needs, including affordable homes. Concern regarding access and encroachment into countryside.
12	Centrally positioned in the village with good access to amenities. Available site with planning application being made.	A single site delivering a substantial proportion of the housing requirement does not reflect limited development. Substantial harm to the linear development on the northern side of the High Street.	Ranked 9 <sup>th</sup> with 11% - Clear community objection to the scale of development proposed. Access, character, flooding and ecological concerns identified.
13	Very good access to public transport and pedestrian connectivity. Visually enclosed by existing built development / highways. Opportunity to define visual gateway to village.	A small component of the open area between Dilton Marsh and Penknap / Westbury leigh. Potential impact on the setting of the church to the south east. Proximity to railway line. Buffers and landscaping may reduce capacity.	Ranked 6 <sup>th</sup> with 48% support. Good access and ability to provide affordable housing. Would erode the separation of Dilton and Westbury Leigh, and the village would lose its individuality. Proximity to railway line.
18	Centrally positioned in the village and within the existing settlement boundary – meaning the principle of housing is already supported.	Harm to the setting of the Grade II Listed Buildings and the general openness and the former agrarian setting. Availability of the land in the plan period is uncertain as confirmed by land owner.	Ranked 7 <sup>th</sup> with 39% support. While the site's village location was noted there was widespread concern for the loss of heritage.
23	Partly within the existing settlement boundary. Reasonable walking distance of village amenities. Existing residential garden land of low ecological value.	Restricted access on Petticoat Lane and no continuous footway. Proximity to Dilton Marsh Social Club may require noise mitigation.	Ranked 4 <sup>th</sup> with 57% support. Site lends itself to development and is well located, close to the amenities and existing residential land. Concerns regarding safe access and flooding.

## Step 6: Recommendations for Allocation

4.38 To meet the vision and objectives of the NDP it is clear from this assessment that there are no available, suitable and deliverable sites to meet the indicative housing requirement within the settlement boundary. While some windfall sites may come forward and contribute to the housing requirement, there is no alternative other than to consider the allocation of suitable land in a sustainable location.

4.39 The sites recommended for allocation are:

- Site 2 for approximately **4 dwellings**. The key policy objectives for this allocation will be to:
  - Deliver a small-sized housing site that is compatible with the site access, drainage and other constraints.
- Site 9 for **approximately 10 dwellings**. The key policy objectives for this allocation will be to:
  - Deliver a percentage of affordable housing.
  - Deliver a small-sized housing site that is compatible with access, landscape and other constraints.
- Site 13 for **approximately 18 dwellings**. The key policy objectives for this allocation will be to:
  - Deliver a percentage of affordable housing.
  - Deliver a medium-sized housing site that is compatible with potential noise, settlement coalescence, heritage and other constraints.
- Site 23 for **approximately 16 dwellings**. The key policy objectives for this allocation will be to:
  - Deliver a percentage of affordable housing.
  - Deliver a medium-sized housing site that is compatible with potential noise, access, landscape and other constraints.
- Fairwood Industrial Estate for **commercial** land uses including those within Use Classes B2 and B8. The key policy objectives for this allocation will be to:
  - Safeguard the existing employment site and support its redevelopment for appropriate commercial land uses, subject to transport, amenity, ecology and landscape considerations.



- Extend the allocation to include the existing areas of the industrial estate to the east not covered by the Call for Sites submission.
- Land south of Whitecroft for **allotments**. The key policy objectives for this allocation will be to:
  - Safeguard and support the development of the land for allotments.

- 4.40 The sum of the housing allocations could deliver 44 dwellings on sites triggering Policy CP43 (Sites 9, 13 and 23). If 30% affordable housing was secured, then a total of 13 affordable homes could be delivered. If 40% of dwellings were affordable housing, then 18 dwellings would be affordable. This would contribute towards the housing need identified in the 2018 survey and those households on the register.
- 4.41 These proposed allocations should be shown on the policies map with a clear site boundary drawn on an Ordnance Survey base map. Policies DM13-16, DM18 and DM20 set out the proposed land uses on the site, an indication of the quantum of development appropriate for the site and any appropriate design principles that the community wishes to establish.

### **Strategic Environmental Assessment (SEA)**

- 4.42 AECOM were instructed by Dilton Marsh Parish Council to conduct an independent Strategic Environmental Assessment (SEA) of the Regulation 14 version of the NDP.
- 4.43 To support the identification of a development strategy for the NDP, the SEA process has assessed two spatial strategy options as reasonable alternatives.
- 4.44 Upon considering the indicative capacities of the shortlisted sites, the SEA identified that the residual housing need of 41 homes could potentially be met through a single larger allocation on Site 12 (Option A), or via a combination of smaller allocations on the remaining four sites identified in paragraph 4.39 above (Option B). The SEA has appraised the relative sustainability merits associated with these two options with a view to informing the plan making process.
- 4.45 Table NTS2 of the SEA provides a summary of rankings of Options A and B by SEA theme. The SEA confirms that Option B to meet the housing requirement on Sites 2, 9, 13 and 23 is informed by various surveys and evidence. Option B also performs stronger, overall, when assessed against the SEA objectives.
- 4.46 The recommendations for allocation set out in Step 6 should therefore be carried forward to the Regulation 14 version of the Pre-Submission Draft Plan.

## 5. Windfall Development

- 5.1 The PPG confirms that policies supporting windfall development contributes towards meeting the identified housing requirement in full. The NPPF (paragraph 71) identifies that an allowance for windfall may be made where appropriate. It states:

*“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”*

- 5.2 In Annex 2, the NPPF defines windfall sites as *“Sites not specifically identified in the development plan.”*
- 5.3 In terms of estimating future supply, it is considered that permission figures<sup>11</sup> in the designated neighbourhood area derived from the 2015 to 2022 period represent an accurate estimate of future delivery as it covers the low number of permissions granted during the recessionary period following the economic crisis, with a relatively steady position up to the present day. Table 5-1 shows that permissions totalled 51 dwellings during this 14-year period, an average of 3.64 dwellings being permitted per annum. All these sources of supply arose from windfall development.

Table 5-1 – Permissions for windfall development

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Units	0	4	1	2	2	1	3	7	3	2	0	6	4	16

- 5.4 In order to estimate how many windfall sites will actually be delivered, a delivery rate is applied to allow for non-implementation of permissions – using the approach in Table A3 of the Wiltshire Housing Land Supply Statement which shows that for a permission granted in year 1, only 67.6% will reach completion in the five-year period. Indeed, only 71.6% will reach completion at all, providing an allowance for non-delivery.
- 5.5 Using the Table 5-1 annual average of 3.64 dwellings permitted, there are likely to be 12 dwellings delivered on windfall sites in the first five years of the plan. There are likely to be continued sources of reliable supply in the remainder of the NDP plan period.

<sup>11</sup> Excluding certificates of lawfulness and gypsy and traveler pitches

## 6. Conclusions

- 6.1 Allocating sites and producing housing policies promoting windfall development demonstrates that the Dilton Marsh NDP is planning positively for new homes, and provides greater certainty for developers, infrastructure providers and the community. In turn this also contributes to the local authorities' housing land supply, ensuring that the right homes are delivered in the right places.
- 6.2 The housing requirement figure of 61 dwellings provided by Wiltshire Council within the Regulation 19 Local Plan Review is set out in NDP Policy DM11 as the basis for housing policies and allocations that are proposed to be made. This figure remains indicative until the Local Plan Review is adopted as a strategic policy of the Development Plan.
- 6.3 The Dilton Marsh NDP would meet the identified housing requirement in full with four sites allocated for residential development with capacity for 48 dwellings, exceeding the 2022-base residual for 41 dwellings by 2038. This demonstrates that the NDP offers flexibility in the choice and availability of land for housing.
- 6.4 The NDP also plans for other community and commercial land uses and this Site Selection Report explains the process that has been followed to allocate land.
- 6.5 The assessment of alternatives within the SEA has considered the methodology and recommendations of the Site Selection Topic Paper. The SEA process supports the policies and allocations set out in the Regulation 14 version of the Pre-Submission Draft Plan.

## Appendix A – March 2023 Consultation Questionnaire

### Site Allocation Options

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment land up until 2038. Wiltshire Council have identified draft housing requirements for Large Villages. In January 2021, Wiltshire Council proposed an indicative housing requirement of 85 homes for Dilton Marsh in the period 2016 – 2036.

In order to deliver this housing requirement, Wiltshire's emerging policy states that site allocations will generally be made in Neighbourhood plans. By allocating land for housing in the Neighbourhood Plan, communities are able to shape development in their area, as well as communicate their expectations and aspirations for where housing and other development should go, what it should look like, and what infrastructure would be needed to support it.

The NDP steering group undertook a call for sites in summer 2022, from which 20 sites were identified for various uses (residential, community and commercial). These sites, along with a further 4 identified in the Wiltshire Strategic Housing and Economic Land Assessment (SHELAA) have undergone a comprehensive site assessment which has resulted in a shortlist of sites which are considered to be potentially suitable for allocation in the Neighbourhood Plan.

We are seeking your views on these sites. Please see below the list of shortlisted sites. Full details of these, and all other sites assessed, including the methodology for assessment can be found in the Site Assessment Report which is published as part of this consultation. This is available at [www.diltonmarsh-pc.uk](http://www.diltonmarsh-pc.uk).

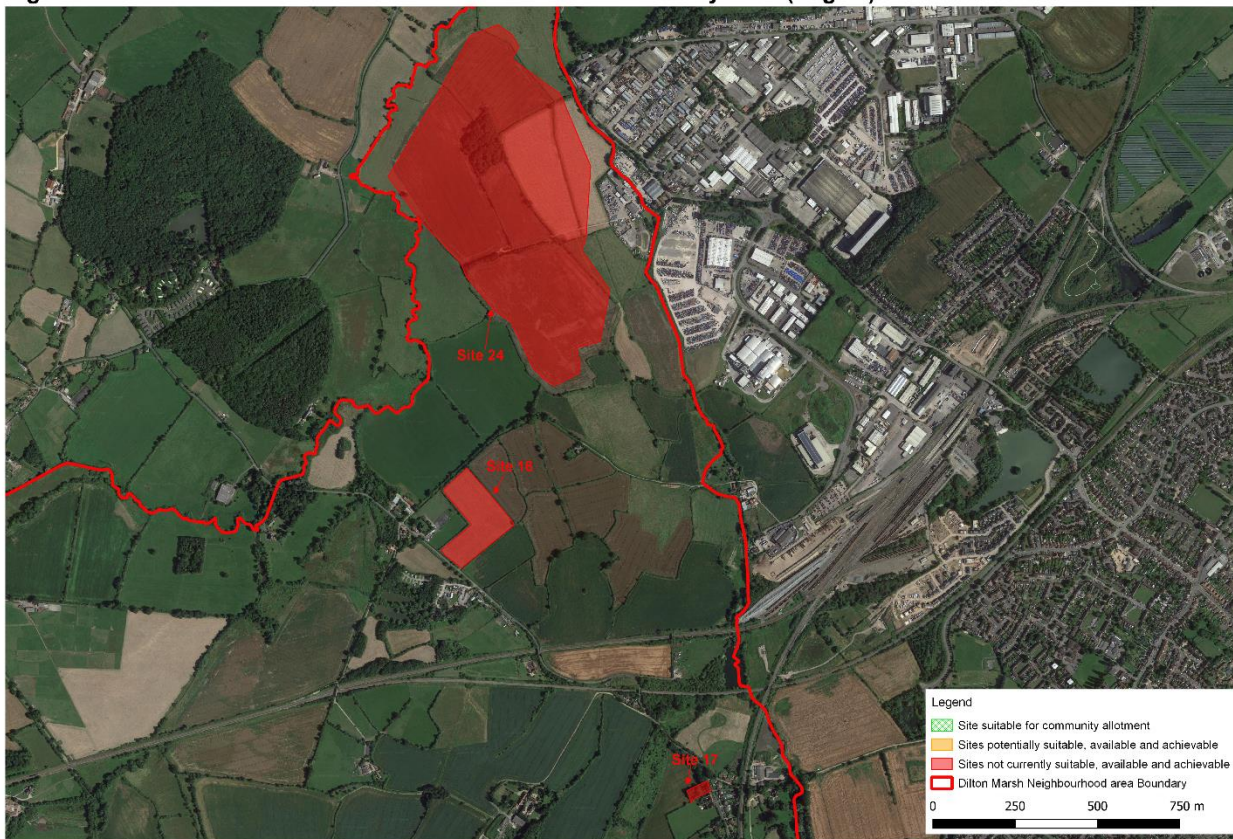


Figure 4.1 Site assessment results for residential and community uses (page 1)







**Figure 4.2 Site assessment results for residential and community uses (Page 2)**


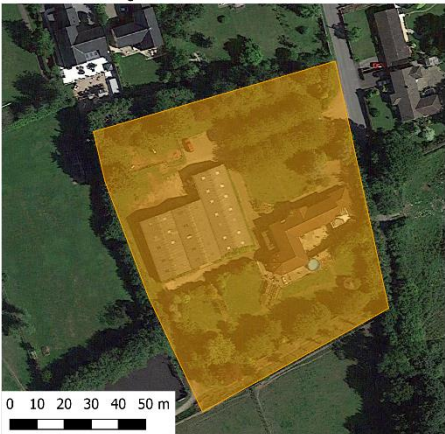


**Figure 4.3 Site assessment results for commercial uses**











Site 2: Land to the Rear of 14 St Mary's Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	3 – 7 dwellings	<ul style="list-style-type: none"> <li>• Site adjoins the existing settlement and is currently garden land.</li> <li>• Narrow lane may limit the capacity of any development.</li> <li>• There are some views into the site from public footpaths to the west, and a listed building less than 100m to the south-east.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 5: Land at Fairwood Industrial Estate		
Site boundary	Indicative capacity:	Site Assessment summary:
	12 - 24 dwellings	<ul style="list-style-type: none"> <li>• Brownfield site detached from settlement.</li> <li>• Highways issues may limit capacity of development, although commercial vehicle use may offset residential movement.</li> <li>• Site is well enclosed and contains existing buildings.</li> <li>• Potential amenity impacts from adjacent commercial use.</li> <li>• Pond to south-west may have ecological value, therefore limit developable area.</li> <li>• Redevelopment would result in the loss of commercial land in the Parish</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Site 7: Barn at Five Farthings Farm		
Site boundary	Indicative capacity:	Site Assessment summary:
	<p>3 – 5 dwellings</p>	<ul style="list-style-type: none"> <li>• Brownfield site to the south of the village in reasonable distance to community facilities.</li> <li>• Nearest footway is 100m to the north of the access.</li> <li>• The access is within national speed limit section.</li> <li>• Site is well enclosed by vegetation.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 9: Five Farthings Farm		
Site boundary	Indicative capacity:	Site Assessment summary:
	<p>11 - 22 dwellings</p>	<ul style="list-style-type: none"> <li>• A mix of Greenfield and Brownfield, situated to the south of the village in reasonable distance to community facilities.</li> <li>• Nearest footway is 100m to the north of the access.</li> <li>• The access is within national speed limit section.</li> <li>• Site is well enclosed by vegetation.</li> <li>• Existing dwelling may be retained</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

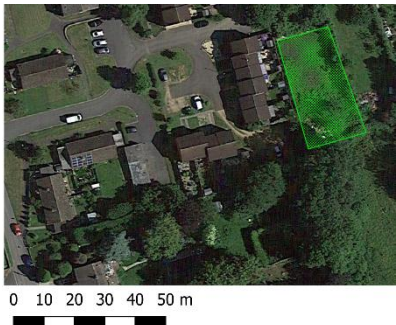


Site 10: Land to the south of Petticoat Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	15 - 30 dwellings	<ul style="list-style-type: none"> <li>• Site adjoins the existing settlement in reasonable distance to community facilities.</li> <li>• Narrow width of lane may limit the capacity of development.</li> <li>• Potential noise and amenity impact due to close proximity of railway line.</li> <li>• Topography of site means it has a prominent landscape position.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 12: Land north of High Street		
Site boundary	Indicative capacity:	Site Assessment summary:
	34 - 68 dwellings	<ul style="list-style-type: none"> <li>• Greenfield site adjacent to the existing settlement.</li> <li>• Access can be taken from High Street, with good pedestrian connectivity.</li> <li>• A third of the site is at low risk of surface water flooding.</li> <li>• Site forms part of the rural landscape behind the High Street, where there is a strong character of frontage development.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		


Site 13: Land at High Street, east of Railway		
Site boundary	Indicative capacity:	Site Assessment summary:
	14 - 29 dwellings	<ul style="list-style-type: none"> <li>Well related to the village and good access to train station.</li> <li>Potential noise and amenity impact due to close proximity of railway line</li> <li>Access could be taken from High Street.</li> <li>Site currently forms part of the undeveloped gap between Dilton Marsh and Westbury Leigh and is prominent due to its location at the junction.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 18: Land at High Street and St Marys Lane Junction		
Site boundary	Indicative capacity:	Site Assessment summary:
	6 - 12 dwellings	<ul style="list-style-type: none"> <li>Located within the existing settlement in close proximity to village facilities.</li> <li>Development has potential to impact the open setting of the Grade II Listed building within the site (former farmhouse) and views of the church from St Marys Lane. Development may only be feasible to the rear of the site.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Site 22: Land south of Clivey		
Site boundary	Indicative capacity:	Site Assessment summary:
	75 – 100 dwellings	<ul style="list-style-type: none"> <li>• Adjacent to the existing settlement but some distance from village facilities.</li> <li>• Upper range of site capacity would be in excess of the housing requirement for Dilton Marsh.</li> <li>• Little intervisibility of site with main portion of village.</li> <li>• Two large and open fields where development could change the character of this part of village which has strong linear form at settlement areas of Red Pits, Stormore and Clearwood.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 23: Land at 34 Petticoat Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	11 – 22 dwellings	<ul style="list-style-type: none"> <li>• Located within the existing settlement in close proximity to village facilities.</li> <li>• Potential for noise impacts due to adjacent social club.</li> <li>• Narrow width of Petticoat Lane may limit capacity of development.</li> <li>• Well enclosed by established boundaries and reads as part of built-up area.</li> </ul>
<p>Do you support the principle of housing on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

## Community Use Site Options

Site 11: Land south of Whitecroft		
Site boundary	Indicative capacity:	Site Assessment summary:
	Community Allotments	<ul style="list-style-type: none"> <li>• Located within the existing settlement with good accessibility and connectivity to the village</li> <li>• No environmental, physical or landscape constraints that would prevent the use of this land for community allotments.</li> </ul>
<p>Do you support the principle of a community allotment on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

## Commercial Site Options

Site 5: Land at Fairwood Industrial Estate		
Site boundary	Indicative capacity:	Site Assessment summary:
	Total of 4000sqm of commercial/ industrial floorspace (including existing)	<ul style="list-style-type: none"> <li>• Detached from settlement although currently in use as trading estate, with potential for intensification.</li> <li>• Highways issues may limit capacity of development.</li> <li>• Limited landscape impact as site is well enclosed and contains existing buildings.</li> <li>• Pond to south-west may have ecological value.</li> </ul>
<p>Do you support the principle of a community allotment on this site?</p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Do you have any comments on any of the other (red) sites assessed in the Site Assessment Report, including on their suitability, availability and achievability? (Please clearly identify which site the comments relate to)

Thank you for completing this consultation. Please return all comments by **31<sup>st</sup> March** to [diltonmarshplan@outlook.com](mailto:diltonmarshplan@outlook.com) or via the drop off boxes in the Fairfield Farm Café or Weavers Pub.



## Appendix B - Site Evaluation Proformas

<b>Site Reference:</b>	2	<b>Site Name:</b>	Land to the rear of 14 St Marys Lane	
<b>Proposed Use:</b>	Residential	<b>Capacity:</b>	3 – 7 dwellings	
<b>Question</b>	<b>Comment</b>			<b>Scale</b>
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?	The relatively small site is not located within an undeveloped gap between existing distinct settlements. This backland site does not extend into the undeveloped countryside and is well enclosed by residential development, however backland development is uncharacteristic in this part of the village.			+1
2. Will the site preserve or enhance the historical and cultural assets in the Parish?	No heritage or cultural assets would be affected by a sensitive redevelopment of the site.			0
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?	The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.			0
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?	The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. The existing residential garden land (not priority habitat) is likely to offer limited ecological value with scope for ecological improvements.			-1
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?	The capacity of the site could make a minor contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development may offer scope for a range of dwelling sizes and tenures. The scale would not trigger an affordable housing contribution.			+1
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?	The site is well related to local services and facilities, including public transport. A small part of the site is at risk from pluvial flooding. The access via St Marys Lane is via a high risk of pluvial flooding. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.			-2
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?	The small site would not be subject to any amenity issues arising from proximity to sources of noise etc. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.			+1
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?	The site is spatially well-related to Dilton Marsh, however segregated access via foot on the highway is limited on St Marys Lane, which is narrow at the northern end with limited opportunities for mitigation. St Marys Lane becomes a bridleway and increased vehicle usage may impact users of the network.			-1
9. Will the development retain and enhance local community services and facilities and support the local economy?	There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.			+1
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?	On-site infrastructure, parking and turning is feasible subject to detailed design that would require the demolition and replacement of the existing garage. This is a neutral factor.			0
			<b>Points:</b>	<b>0</b>
<b>Community Consultation</b>				
<b>Ranking:</b>	5 <sup>th</sup>	<b>Summary of community feedback:</b>	<b>Positive</b> Would be development of modest size in a reasonable location and would seem appropriate for housing, with little impact on the village. Design must be sensitive to the neighbouring houses in style and size.	<b>Negative</b> Access and additional traffic on the narrow lane is a concern. Flooding and drainage is a concern. Outside of settlement boundary so would spoil the village nature and would not be in keeping with the lane.

Site Reference:	5	Site Name:	Land at Fairwood Industrial Estate	
Proposed Use:	Residential	Capacity:	12 – 24 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This previously developed site is an established feature, and its redevelopment will not result in the loss of an undeveloped gap between existing settlements. The redevelopment could provide opportunities to reinforce existing landscaping.	+3	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		No heritage or cultural assets would be affected by a sensitive redevelopment of the site.	0	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.	0	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. The developable area would be reduced due to the pond in the south west corner.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a moderate contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development may offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.	+2	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is relatively remote from services and facilities therefore raising the likelihood for private car use. There are no flood risks from any sources. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	-1	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The redevelopment of the site for residential use is unlikely to be consistent with the protection of future residential amenities arising from noise due to the proximity to the commercial yard to the eastern part of the site. Mitigation will be required, and this may be problematic or preclude the development of the site for a sensitive residential use.	-3	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site is spatially well-related to Dilton Marsh, however segregated access via foot on the highway is limited on Fairwood Road. Mitigation will be required to improve accessibility; however, this does not appear to be possible as there is insufficient highway verge width to accommodate a footway along the remaining length. Increased use of the access may impact users of DMAR13.	-3	
9. Will the development retain and enhance local community services and facilities and support the local economy?		The redevelopment would result in the loss of an employment site that is in active use. The site has also been promoted for more effective / alternative commercial uses demonstrating it is available to support local economic objectives. Loss of the commercial land resource would conflict with the need to support economic growth. Future residents would help to contribute towards the vitality of the rural community.	-3	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	-6
Community Consultation				
Ranking:	2 <sup>nd</sup>	Summary of community feedback:	Positive Development on Brownfield is preferable and should be a priority. Close to services in Westbury Leigh. Less environmental or amenity impact on village	Negative Relationship of the houses to the working industrial estate would be a concern. Loss of the commercial site and job opportunities would be a shame. Lack of footways and access is a concern.

Site Reference:	7	Site Name:	Barn at Five Farthings Farm	
Proposed Use:	Residential	Capacity:	3 – 5 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This relatively small site is not located within an undeveloped gap between existing distinct settlements. This small site is located within the Chapmanslade Greensand Ridge SLA; however it contains an existing building and the site is well-enclosed by existing strong landscape framework.	+2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		No heritage or cultural assets would be affected by a sensitive redevelopment of the site.	0	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.	0	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. The existing equestrian land (not priority habitat) is likely to offer limited ecological value with scope for ecological improvements.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a minor contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development may offer scope for a range of dwelling sizes and tenures. The scale would not trigger an affordable housing contribution.	+1	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is very well related to local services and facilities, including public transport. A small part of the site is at risk from pluvial flooding. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	-1	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The small site would not be subject to any amenity issues arising from proximity to sources of noise etc. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	+1	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site is within 400m of bus stops on the High Street, however segregated access via foot on the highway is limited on The Hollow from Lyes Grove. The Hollow is relatively wide and mitigation to improve accessibility appears feasible that may benefit accessibility to other properties. No public rights of way would be affected.	+1	
9. Will the development retain and enhance local community services and facilities and support the local economy?		There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.	+1	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	4
Community Consultation				
Ranking:	1 <sup>st</sup>	Summary of community feedback:	Positive Brownfield site so is preferable. Very enclosed so little impact. Scale is appropriate and manageable for the village. New homes should be starter homes, affordable homes or retirement bungalows	Negative Impact of further traffic using the Hollow is a concern. Access also a concern. The loss of agricultural amenities would be a shame. Would not offer a good amount of dwellings.



Site Reference:	9	Site Name:	Five Farthings Farm
Proposed Use:	Residential	Capacity:	11 – 22 dwellings
Question	Comment		Scale
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?	This site is not located within an undeveloped gap between existing distinct settlements. This site is located within the Chapmanslade Greensand Ridge SLA, however it contains existing buildings and the site is well-enclosed by existing strong landscape framework.		+2
2. Will the site preserve or enhance the historical and cultural assets in the Parish?	No heritage or cultural assets would be affected by a sensitive redevelopment of the site.		0
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?	The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.		0
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?	The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. The existing residential garden land (not priority habitat) is likely to offer limited ecological value with scope for ecological improvements.		-1
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?	The capacity of the site could make a moderate contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development would offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.		+2
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?	The site is very well related to local services and facilities, including public transport. A small part of the site is at risk from pluvial flooding and the southern portion is at risk of groundwater flooding (Risk 3). Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.		-1
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?	The site would not be subject to any amenity issues arising from proximity to sources of noise etc. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.		+2
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?	The site is within 400m of bus stops on the High Street, however segregated access via foot on the highway is limited on The Hollow from Lyes Grove. The Hollow is relatively wide and mitigation to improve accessibility appears feasible that may benefit accessibility to other properties. No public rights of way would be affected.		+2
9. Will the development retain and enhance local community services and facilities and support the local economy?	There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.		+2
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?	On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.		0
		Points:	8
Community Consultation			
Ranking:	3 <sup>rd</sup>	Summary of community feedback:	<div>Positive</div> <div>Partially brownfield site so is preferable.</div> <div>Well located and well screened in landscape terms.</div> <div>Suitable size to contribute towards the needs.</div> <div>New homes should be affordable homes.</div> <div>Negative</div> <div>Impact of further traffic using the Hollow is a concern. Too many houses for this area of the road.</div> <div>Access is also a concern.</div> <div>Encroaches on some green space.</div>

Site Reference:	10	Site Name:	Land to the south of Petticoat Lane		
Proposed Use:	Residential	Capacity:	15 - 30 dwellings		
Question	Comment			Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?	This undeveloped site comprises part of the rural transition to Penknap to the east. Site rises steeply towards the south away from the existing built form of the village. Existing development along Petticoat Lane is largely situated to the bottom of the hill, this site would therefore be uncharacteristic of the surroundings.			-2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?	The site forms part of the setting of No.9 Petticoat Lane (Grade II Listed). Mitigation would be achievable.			-1	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?	The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.			0	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?	The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. Grazing paddocks are not CS area for Lapwing targeting.			-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?	The capacity of the site could make a moderate contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development would offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.			+2	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?	The site is relatively distant to local services and facilities, including public transport. The whole site is at risk of groundwater flooding (Risk 3). Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.			-2	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?	The site is located in close proximity to the railway line and noise / vibration impacts must be understood and mitigated. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.			-1	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?	The site is spatially well-related to Dilton Marsh, however segregated access via foot on the highway is limited on Petticoat Lane, which has intermittent footways and narrows, therefore some degree of mitigation may be required. No public rights of way would be affected.			-1	
9. Will the development retain and enhance local community services and facilities and support the local economy?	There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.			+2	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?	On-site infrastructure, parking and turning may not be feasible due to the challenging topography.			-1	
		Points:			-5
Community Consultation					
Ranking:	8 <sup>th</sup>	Summary of community feedback:	Positive Could be an appropriate site for a smaller number of dwellings. Opposite a current building residential site. Proximity to railway irrelevant (clay close for example)	Negative Traffic on Petticoat Lane is a concern due to narrow lane. Lack of footway also a concern. Site will tower over the village due to topography. Proximity to the railway line is a concern. Flooding a concern.	

Site Reference:	12	Site Name:	Land north of High Street	
Proposed Use:	Residential	Capacity:	34 – 68 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This greenfield site does not comprise part of an undeveloped gap between distinct settlements. Development would result in backland development in a part of the village that has a strong characteristic of single plot depth between Nos.73 and 155 High Street on the north side. A sizeable backland development would adversely impact this group and character and appearance of the High Street.	-2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		Attractive views of the Holy Trinity Church tower (Grade II* Listed) are available from the public rights of way to the north and west of the site.	-1	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. A panoramic KV is proposed from the public footpaths to the north and west where the single plot character of the north side of the High Street can be appreciated. Development in the foreground would be readily visible and substantially change the character of the KV that may be problematic to mitigate.	-2	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. Grazing paddocks are not CS area for Lapwing targeting.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a major contribution towards the housing requirement, however development at the upper range would not represent a limited scale appropriate to the village. The scale of the development would offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.	+3	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is very well related to local services and facilities, including public transport. Significant proportions of the site are at risk from pluvial flooding. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	-1	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The site would not be subject to any amenity issues arising from proximity to sources of noise etc. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	+2	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site is centrally located within Dilton Marsh with its access point onto the High Street in close proximity to bus services and very good connectivity to existing pedestrian networks. No public rights of way would be affected.	+3	
9. Will the development retain and enhance local community services and facilities and support the local economy?		There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.	+3	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	4
Community Consultation				
Ranking:	9 <sup>th</sup>	Summary of community feedback:	Positive Potential for a much smaller number of houses (15-20) to be appropriate here. Central to village with good access to facilities.	Negative The scale of development is too high and would be uncharacteristic of the area. Increased traffic on the High Street in close proximity to school. Loss of habitat and wildlife is a concern. Flooding is a concern. Development would impact on a key view looking towards the church.

Site Reference:	13	Site Name:	Land at High Street, east of Railway	
Proposed Use:	Residential	Capacity:	14 – 29 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This greenfield site comprises a moderate component of the wider undeveloped gap between Dilton Marsh, Penknapp and Westbury Leigh. Development to the southern end would join Dilton Marsh with Penknapp so mitigation required to limit development extent. The site is prominent and partly enclosed by urbanising land uses (railway line, former High Street and dealership) that limits the value of the site in terms of landscape and gap.	-1	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		The site forms part of the setting of Penknapp Providence Church. There are significant views of the Church on the southern approach on the High Street.	-1	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.	0	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. Grazing paddocks are not CS area for Lapwing targeting.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a moderate contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development would offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.	+2	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is very well related to local services and facilities, including excellent public transport accessibility. There are no flood risks from any source. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	+2	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The site is located in close proximity to the railway line and noise / vibration impacts must be understood and mitigated. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	-1	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site has good access to public transport options, including the train station and bus stops. It is well connected to the cycle path and footways within the village and into Westbury Leigh. No public rights of way would be affected.	+3	
9. Will the development retain and enhance local community services and facilities and support the local economy?		There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.	+2	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	5
Community Consultation				
Ranking:	6 <sup>th</sup>	Summary of community feedback:	Positive Limited impact on the village. Good size to provide affordable housing. Good access to village by road and foot. Railway line is not a main line, therefore impact is minimal. Would improve visual aesthetic of the untidy site.	Negative Would erode the separation of Dilton and Westbury Leigh, and the village would loose its individuality. Increased traffic into the village is a concern. Too close to railway. Prominent location which marks the start of the village.

Site Reference:	18	Site Name:	Land at High Street and St Marys Lane Junction	
Proposed Use:	Residential	Capacity:	6 – 12 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This small site is located within the existing settlement, fully enclosed by existing built form and there are no impacts associated with the wider landscape setting of Dilton Marsh.	+2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		73 and 75 St Marys Lane is a Grade II Listed building in the centre of the site. The open land around the former farmhouse evidences its former agrarian setting and this has significance to the setting of the asset. The south and east of the listed buildings are considered to be highly susceptible to new built form, however the rear may offer scope for a sensitive limited development, but this may be problematic.	-2	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. A variety of KVs are identified in the vicinity of the site, including those requiring the openness and agrarian setting of the former farmhouse to be preserved.	-2	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. The existing residential garden land (not priority habitat) is likely to offer limited ecological value with scope for ecological improvements.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a minor contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development may offer scope for a range of dwelling sizes and tenures. The scale would not trigger an affordable housing contribution.	+1	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is very well related to local services and facilities, including public transport. A small part of the site is at risk from pluvial flooding. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	-1	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The site would not be subject to any amenity issues arising from proximity to sources of noise etc. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	+1	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site is centrally located within Dilton Marsh with its access point onto the High Street in close proximity to bus services and very good connectivity to existing pedestrian networks. No public rights of way would be affected.	+3	
9. Will the development retain and enhance local community services and facilities and support the local economy?		There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.	+1	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	2
Community Consultation				
Ranking:	7 <sup>th</sup>	Summary of community feedback:	Positive Limited development to the rear of the site would be appropriate. Good access in centre of village.	Negative The status of the building and views of the church would be negatively impacted. Road layout and additional traffic is a concern. Distinctive part of the village, which forms an important part of the character of the village. Drainage a concern.



Site Reference:	22	Site Name:	Land south of Clivey	
Proposed Use:	Residential	Capacity:	75 – 100 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		The relatively large site forms part of the undeveloped landscape between Dilton Marsh (Stormore / Red Pits) and Clearwood to the west. The two agricultural fields provide a strong role in the rural character approaching from the west and maintain little inter-visibility with the main central portion of the village. The exposed northern part of the site has high visual sensitivity. Landscape mitigation will be required and this may be problematic.	-2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		The site forms part of the setting of two Grade II Listed Buildings (Toll House and 34 Stormore). Site hedgerows are remaining historic boundaries of land formerly divided into five fields. Potential ridge and furrow in the south of the site.	-1	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. KVs are proposed that recognise the value of the rural views to the village on higher ground and the openness of the site. Development is proposed to the southern section, however the access and other infrastructure substantially changes the character of the viewpoints from the baseline of two fields.	-2	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. Pasture is CS area for Lapwing targeting. Network Enhancement and Expansion Zone (in part).	-2	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a major contribution towards the housing requirement, however development at the scale proposed (100) would not represent a limited scale appropriate to the village; mitigation to reduce capacity is required and this may not be feasible. The scale of the development would offer scope for a range of dwelling sizes and tenures. The scale would trigger an affordable housing contribution.	+1	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is relatively distant from local services and facilities, including public transport. Small parts of the site are at risk from pluvial flooding. The eastern half is at Risk 3 of groundwater flooding and the south west portion at Risk 4 (highest) of groundwater flooding. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	-2	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The site is in close proximity to the wastewater treatment works, where odour assessment has established a buffer area where no residential properties should be built. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	-1	
-18. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The segregated footway on Clivey does not extend west of Red Pit (130m from site) however mitigation may be possible by extending this using the highway verge. The nearest public transport option is over 300m away from the site. No public rights of way would be affected.	+3	
9. Will the development retain and enhance local community services and facilities and support the local economy?		There is no potential for services, facilities and employment to be adversely affected. Future residents would help to contribute towards the vitality of the rural community.	+2	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	-5
Community Consultation				
Ranking:	10 <sup>th</sup>	Summary of community feedback:	Positive Smaller number of houses would be appropriate. Access onto A36 would make this a better placement than areas on centre of village. Would form a continuation of village due to surrounding residential.	Negative Highly valued area visually and environmentally, with significant wildlife. Scale of development is detrimental to character of village Flooding is a concern. Distance from village amenities is a concern

Site Reference:	23	Site Name:	Land at 34 Petticoat Lane	
Proposed Use:	Residential	Capacity:	11 – 22 dwellings	
Question		Comment	Scale	
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		The site reads as part of the built up area of Dilton Marsh and does not form part of the open countryside to the south or result in the loss of an undeveloped gap between existing settlements. Development provides opportunities to strengthen the southern boundaries with landscaping to reinforce the rural edge.	+2	
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		No heritage or cultural assets would be affected by a sensitive redevelopment of the site.	0	
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.	0	
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. No impacts with non-statutory environmental designations. The existing residential garden land (not priority habitat) is likely to offer limited ecological value with scope for ecological improvements.	-1	
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		The capacity of the site could make a moderate contribution towards the housing requirement, at a limited scale appropriate to the village. The scale of the development would offer scope for a range of dwelling sizes and tenures, including an affordable housing contribution.	+2	
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is very well related to local services and facilities, including public transport on High Street (150m). There are no flood risks from any sources. Development would provide opportunities to mitigate against the impacts of climate change and low carbon economy in line with Wiltshire Climate Strategy.	+2	
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The site adjoins the Dilton Marsh Social Club to the north west, that is situated within the existing residential area. This potential source of noise is likely to require mitigation through the design and layout of any development. The safeguarding of neighbouring residential amenities would be mitigated through detailed design.	-1	
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		There is a short section (approx. 60m) of Petticoat Lane to Silver Street that has no segregated footway. The restricted width of the lane does not appear to offer scope for a footway; however the distance is relatively short and therefore not considered to have an adverse impact. No public rights of way would be affected.	0	
9. Will the development retain and enhance local community services and facilities and support the local economy?		Subject to mitigation under Q7, there is no adverse impact on services, facilities and employment. Future residents would help to contribute towards the vitality of the rural community.	+2	
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0	
			Points:	6
Community Consultation				
Ranking:	4 <sup>th</sup>	Summary of community feedback:	Positive Site lends itself to development and is well located, close to the amenities and existing residential land. Would not impact the character of the village. The sports and social club would benefit.	Negative Restricted access to the site. Increased traffic is a concern on the narrow lane. Concern over site boundaries due to inclusion of additional properties to the northern boundary. Flood risk is a concern.

## Commercial Sites

Site Reference:	5	Site Name:	Land at Fairwood Industrial Estate
Proposed Use:	Commercial	Capacity:	4000sqm (gross)
Question		Comment	Scale
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknapp, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		This previously developed site is an established feature, and its redevelopment will not result in the loss of an undeveloped gap between existing settlements. The redevelopment could provide opportunities to reinforce existing landscaping.	+3
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		No heritage or cultural assets would be affected by a sensitive redevelopment of the site.	0
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.	0
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		The site falls within one of the Core Areas of a Bat Special Areas of Conservation (SAC) mitigation will be required. The developable area would be reduced due to the pond in the south west corner.	-1
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		There is no identified requirement for employment floorspace, however the more effective reuse of this previously developed land for commercial purposes could enhance the rural economy, boost productivity and local employment opportunities.	+2
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is relatively remote from the settlement raising the likelihood for private car use. There are no flood risks from any sources. The redevelopment of the site may provide an opportunity to encourage development to be carried out in a manner that helps to mitigate the impacts of climate change through on-site renewables to meet energy needs. It may result in improving the performance in relation to the existing buildings. There are no flood risks from any sources.	+2
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		The redevelopment of the site for commercial uses is consistent with the established and neighbouring land uses. Mitigation may be required depending on the nature of the commercial uses but appears achievable in principle.	-1
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		This established employment site is spatially well-related to Dilton Marsh, however segregated access via foot on the highway is limited on Fairwood Road. Mitigation may be required to improve accessibility; however this does not appear to be possible as there is insufficient highway verge width to accommodate a footway along the remaining length. Increased use of the access may impact users of DMAR13.	-2
9. Will the development retain and enhance local community services and facilities and support the local economy?		The protection of this employment site and policy support for appropriate redevelopment and intensification would help to maximise the effectiveness of this previously developed land, a rare resource in the parish, consistent with paragraph 84 of the NPPF. Future employees would help to contribute towards the vitality of the rural community.	+3
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		On-site infrastructure, parking and turning is feasible subject to detailed design. This is a neutral factor.	0
		Points:	6
Community Consultation			
Summary of community feedback:		71% of respondents supported the use of the site as commercial. Those that did not were concerned about access and intensification of the roads by commercial vehicles.	



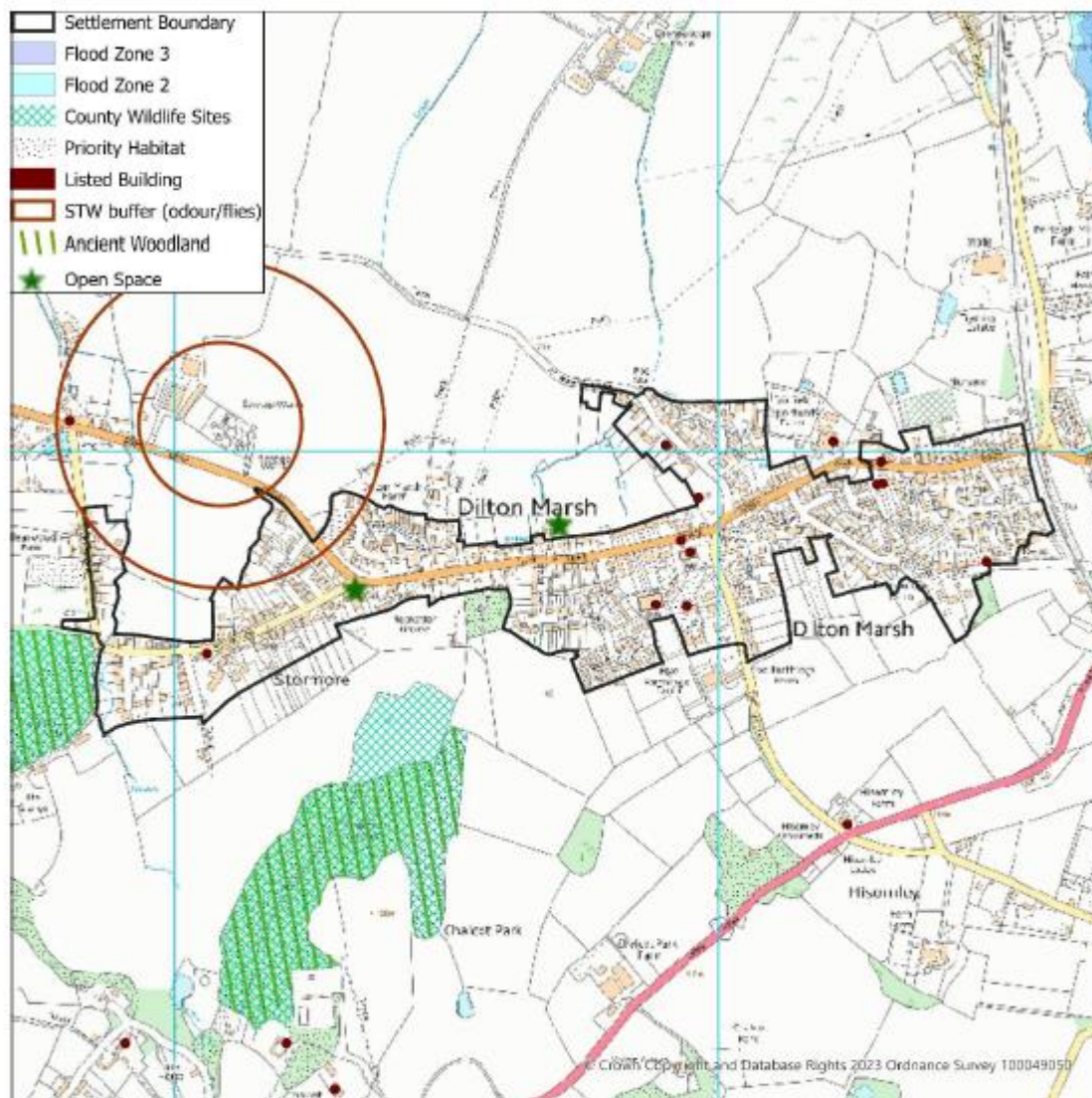
## Community Sites

Site Reference:	11	Site Name:	Land south of Whitecroft	
Proposed Use:	Allotments	Capacity:	0.068 hectares	
Question		Comment		Scale
1. Will the site protect the rural setting of distinct settlements (Dilton Marsh, Penleigh, Penknap, Hisomley, Fairwood, Clearwood and Old Dilton) and reinforce the rural landscape, character and appearance of the parish?		The site is well-related to the settlements and its use for allotments would reinforce the rural landscape, character and appearance.		+3
2. Will the site preserve or enhance the historical and cultural assets in the Parish?		No heritage or cultural assets would be affected by a sensitive redevelopment of the site.		0
3. Will the site conflict with other proposed policies of the NDP about Local Green Space and Key Views?		The site is not proposed to be designated as LGS. There are no KVs identified in the vicinity of the site that may be affected by a sensitive redevelopment.		0
4. Will the site conserve and enhance environmentally protected sites and species, or priority habitats, and minimise the loss of green infrastructure within the Parish?		There are no statutory or non-statutory environmental designations affected by the use of the land for allotments. The designation of allotment land would maximise opportunities for new green infrastructure in the parish.		+3
5. Will the site provide development at a scale appropriate to Dilton Marsh that will contribute towards meeting the identified requirement, and offer scope for an appropriate mix of dwelling sizes and tenures?		Not applicable.		0
6. Will the site contribute to mitigating the impacts of climate change through minimising sources of environmental pollution and flooding, or providing opportunity for renewable energy installations?		The site is within walking distance of local residents and there are no known environmental constraints. Use of land for food growing contributes to key themes of the Wiltshire Climate Strategy.		+3
7. Will the site protect the quality of life and amenity of residents in terms of privacy, air quality, noise, and light pollution created by new development?		While the site is largely enclosed to the north and west by residential properties there are not considered by be any amenity issues arising from an allotment use.		+3
8. Will the site promote sustainable transport choices, and protect or enhance the footways, cycle routes and rights of way network?		The site is within walking distance of local residents.		+3
9. Will the development retain and enhance local community services and facilities and support the local economy?		The designation of the land for allotments will enhance the range of land with community value in the parish.		+3
10. Will the site provide adequate infrastructure to meet the needs of future residents, including adequate parking for the needs of future residents?		Not applicable		0
		Points:		+18
Community Consultation				
Summary of community feedback:		Most of the community supported the use of the site as an allotment (87%) and said it would be a good community asset. Some felt a bigger site was needed to accommodate more people.		

## Appendix C: Extract from Rural Settlement Housing Requirements Distribution Methodology and Outputs

## Dilton Marsh

Settlement	Settlement type	Housing growth 2020-2038	
		Total	Residual
Dilton Marsh	Large Village	61	41



### Stage 2: Assessment of constraints and issues

A number of environmental constraints serve to limit the developability of land at and adjoining Dilton Marsh. This includes a number of small areas of priority habitat within and around the settlement, and ancient woodland to the west. Land to the west is also designated by County Wildlife Sites – Black Dog Woods North and Chalcot Wood (broadleaved woodland), and Farmer's Hill (neutral grassland). County Wildlife Sites can be vulnerable to recreational pressure if located on public rights of way.

The settlement falls within the Salisbury Plain SPA 6400m buffer zone, a zone where people visit Salisbury Plain SPA regularly for exercise, putting one of the SPA's



<p>features, breeding stone curlew, at risk. Wiltshire Council has a scheme in place which mitigates impacts on this species and new housing would need to demonstrate it would not compromise the scheme's effectiveness. The settlement also falls within the Bath/Bradford on Avon Bats SAC (greater horseshoe bat) 4km core roost buffer. Potential impacts would require consideration through HRA/Appropriate Assessment.</p> <p>Dilton Marsh has a close relationship to the nearby market town of Westbury. Preservation of settlement separation and identity may be a consideration which may limit scope for development on the eastern side of the settlement. The position of the railway line at this edge of Dilton Marsh also serves as a physical barrier. The north west of the settlement falls within an odour/fly buffer zone, around the nearby sewage treatment works, which may limit development potential; and there are also a number of listed buildings through the village.</p> <p>Dilton Marsh also has a number of areas of land allocated under open space / green infrastructure policies for sport and recreation.</p> <p>Land around Dilton Marsh is classified as a mix of Grade 3 and 4 Agricultural Land. The loss of Best and Most Versatile (BMV) Agricultural Land should be avoided or minimised through any subsequent site selection process.</p> <p>The Wiltshire Strategic Flood Risk Assessment (2019) indicates variable levels of groundwater flood risk at Dilton Marsh, with some areas at potentially higher risk than others. Site selection and allocation of sites for development at the settlement will be required to carry out detailed assessment at a local scale, addressing the sequential test and exceptions tests, where appropriate.</p> <p>Overall, while some parts of the settlement are constrained, there are some less constrained areas within and around Dilton Marsh that are likely to be capable of accommodating the scale of future development set by the Local Plan, which could include plan-led edge of settlement or brownfield development opportunities. Therefore, no adjustment has been made to the requirement for the settlement as a result of environmental constraints.</p> <p>Dilton Marsh benefits from a limited range of everyday essential services and facilities which support the resident population of the settlement. This includes the Fairfield Farm Shop, and a public house (The Weavers). Dilton Marsh also benefits from a train station, and good connectivity to services and facilities at the nearby market town of Westbury. Additional housing development at Dilton Marsh has the potential to support the ongoing vitality and viability of services and facilities.</p>
<p><b>Stage 3a: Consideration of education capacity</b></p> <p>Capacity is available at the local primary school. There are projected to be some surplus places at Matravers School, Westbury. If expansion is required, financial contributions would be sought. Local pre-school capacity is limited and may feed into Westbury pre-schools. Financial contributions may be required to provide additional places. No adjustments to the settlement's requirement have been applied as a result of education constraints.</p>
<p><b>Stage 3b: Consideration of healthcare capacity</b></p> <p>There is understood to be pressure on capacity within local NHS healthcare services which would require financial contributions to ensure capacity for new patients</p>

<p>arising from the number of homes expected to be planned for. No adjustments to the settlement's requirement have been applied as a result of NHS healthcare constraints.</p>
<p><b>Stage 4: Assessment of past and projected rates of delivery</b></p>
<p>Dilton Marsh has seen a relatively low level of growth in the past 15 years. Overall, 22 net new dwellings were delivered between the years 2007-2022, equating to approximately 1.5 dwellings per annum. This has marginally increased within the last 5 years, with approximately 1.8 dwellings delivered per annum between the years 2017-2022.</p> <p>As of 31 March 2022, the settlement did not have a made neighbourhood plan which allocates sites for housing development.</p> <p>Deducting completions (2020-2022) from the Local Plan requirement figure would see an annualised rate of delivery over the remainder of the plan period (2022-2038) of approximately 3.7 dwellings. This represents an increase from past rates of delivery, reflecting the size of the settlement and the relative lack of environmental constraints compared with some other settlements.</p>
<p><b>Conclusion</b></p>
<p>Overall, while there are some environmental constraints at Dilton Marsh, there are some less constrained areas within and around the settlement which may be capable of accommodating further development over the Local Plan period to 2038. The planned level of growth can be accommodated from an education perspective and could help support local services and businesses.</p> <p>The Local Plan therefore proposes to set a requirement of 61 homes, with a residual figure of 41 still to be planned for over the remainder of the plan period to 2038.</p>