

AGENDA SUPPLEMENT (1)

Meeting: Cabinet
Place: The Kennet Room - County Hall, Trowbridge BA14 8JN
Date: Tuesday 15 May 2018
Time: 9.30 am

The Agenda for the above meeting was published on 4 May 2018. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Will Oulton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713935 or email william.oulton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

- 5 **Public participation and Questions from Councillors (Pages 3 - 16)**

- 6 **Special School Provision in Wiltshire (Pages 17 - 42)**

- 7 **Wiltshire Housing Site Allocations Development Plan Document - Proposed Submission Materials (Pages 43 - 542)**

DATE OF PUBLICATION: 11 May 2018

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Questions from Rachel Hunt

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

I would like to submit some questions at the Cabinet meeting on Tuesday 15th May regarding the submission of the Wiltshire Site Housing Allocations Plan with specific reference to the proposed development at Church Lane.

- a) The amended strategy states : Para 5.68 "Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets." This has been changed from: "access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane." Church Lane is not suitable for access to further properties as stated in your previous assessments. Please can you confirm that access to the site will not be from Church Lane?

- b) The site area has been expanded from 3.72 ha to 5.93ha (para 5.67) to allow for mitigation for bats. However such mitigation should not be restricted to the lower part of the site. A bat corridor of 16m around all the hedgerows would be required. Can you confirm that mitigation will be across the whole site as there is evidence that Bechstein bats forage up to Church Lane?

Questions from Timothy Purnell

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

Appertaining to the 180 houses and single form entry primary school Waddeton Park Ltd wish to build on Land belonging to Southwick Court, I would like to raise a point that I have included in several letter to Wiltshire councillors. This being the unsuitability of the A361 as an access road for said houses and school. As an already busy road, it is lucidly illogical to have yet more vehicles pull in and out of and travel along it. In order to ascertain how (in)appropriate it is as an access road, surely an extensive survey should be undertaken, and not by anyone with vested interests in the development project, of the A361 in regards to number of vehicles using it and projections if many more vehicles use it in the future. Please forgive me if such a survey has been carried out.

There are other valid issues I have already raised in previous and evidently vain letters to councillors, both regarding legal and logical facets respectively, but as these have been disregarded as of no consequence, then the absurd use of the A361 as an access road for the new development should be the one that signifies most. Even if the developers decide not to construct a school (and if they don't where are all the new students to go? considering local schools have already met carrying capacity) and build yet more houses on the plot, the A631 is a dangerous choice.

There is one very important issue that has not been raised up until now by myself, yet can be considering the decision made, and which will signify no doubt in the future and affect more people, and it is as follows. Why has Wiltshire council not put any genuine value in the opinions of the people who will be directly impacted by the new development - whichever development that has been a recent point of contention within Wiltshire - considering that an overwhelming number of locals do not want the developments.

Questions from Megan Hughes

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

Why don't Wiltshire Council adopt the policy of building on brown field sites first? I know other regions have done this, one such area is in Lancashire. We have acres of brown field sites and many mill building they could all be used for housing before destroying the fields.

Questions from Michael Roberts

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

I refer to Site 3565, H2.6 Land East of the A361 at Southwick Court and in respect of overall suitability.

My question is: “Why was this site not removed from the process since it was immediately significantly reduced from 280 to 180 dwellings with the Western area effectively removed from the proposal?”.

Questions from Jeff Marshall

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

ref Southwick Court Development

I have grave concerns ref my hedge boundary that will separate housing from my farm where the development stops at Axe and Cleaver Lane. I have maintained this boundary for years and on the proposed plans the developer has incorporated my hedge into their property. I have emailed them stating my concerns but have been ignored. Can you please put my concerns on record because if this development goes ahead I want the plans amended and written permission that I will have access for a tractor driven hedgecutter to allow me to maintain my boundary at Bramble Farm.

Questions from Graham Hill

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

In reference to site 3565

1. What meetings and substantive contacts have there been between Spatial Planning; the department responsible for a factual, evidence-based and unbiased report, and the landowner and agent/representative/employee. What is the date range for these meetings and how many similar meetings have taken place with elected members (County, Parish or Town Councillors) administrative officers and those registering objections or concerns over the same period?

2. Is it a matter of some embarrassment that, in a response to the Housing Site Allocation Plan that Natural England should be forced to write:

“We note that the Wiltshire Core Strategy says (CP51 – green infrastructure) “If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required. Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.”

We are unaware of any such audits being undertaken since the Core Strategy was adopted, and our impression is that, compensatory provision has rarely, if ever, been made.” ?

3. In respect of the qualifying ‘Important’ hedgerow surrounding three sides of this site, protected as it is by section five of the 1997 Hedgerow act.

It has been identified in the HRA with the recommendation that it should be: “buffered and/or protected”

the Natural England response to the HRA as being:

“We note that the onsite mitigation policy requires 10-16m of native landscaping. It is not clear why these figures were chosen, and why there is such a spread in width. We suggest this is reviewed and justified, to provide greater certainty in the conclusions of the HRA.”

and the Environment agency pre-stipulation that a 20 metre buffer must be imposed at minimum.

How can a plan which proposes currently to bisect this hedgerow in two separate 7 metre sections and which proposes to build a road and culvert

across notified level three floodplain (not surface water as professed by the agent of the landowner) be defined as sound and legal?

Questions from Diccon Carpendale

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

Re: Wiltshire Housing Site Allocations Development Plan Document – Proposed submission

I would be grateful if the following concerns/objections are noted in relation to the lengthy report to Cabinet and the supporting documentation. We wish for the following matters to be put on record, to be appropriately noted and minuted and to be comprehensively considered and assessed through any subsequent examination unless adequately addressed in advance:

1. With over 400 pages for the report itself and over 8000 pages of supporting documentation only made available late on Friday before a bank holiday weekend, it is most disappointing (and unreasonable) that only two working days have been provided in which statements or comments can be made to this meeting of the Council.
2. The settlement boundary review is considered to be entirely inappropriate with the criteria for consideration of how the boundary should be re-drawn being too stringent and the resulting plans being entirely misleading excluding any proposed (or existing) allocations. In this regard, the process does not appear fit for purpose and achieves nothing with all new sites to be considered falling beyond such boundaries. The process should be reconsidered and boundaries reviewed (particularly at the more strategic locations e.g. larger market towns) to clearly identify existing and proposed allocations. Without this the plan fails to provide any certainty in terms of the delivery of housing during the plan period.
3. The assessment of sites through the sustainability appraisal process in relation to potential site allocation has been undertaken at a very high level and without the (necessary) detailed site specific knowledge required to properly appraise individual sites. In relation to site 239, in Warminster, the sustainability appraisal is flawed as this high level assessment has been undertaken without consideration being given to the detailed site specific analysis undertaken in the context of a current application for outline planning permission. Had such, up to date information, been taken into account it is considered this site would have been ranked lower than currently scored and, as a consequence, should have been identified for formal allocation being as sustainable or more sustainable than other sites within Warminster that have been identified for formal allocation. There is no certainty that allocated sites will in fact be developed or progressed. This contrasts with site 239 which is well advanced and subject to a current application for outline planning permission. If approved this will provide certainty that it will be developed and add to the required housing provision. There is no certainty about other sites in Warminster.

It is imperative that Wiltshire Council is consistent in terms of the analysis of sites undertaken and that decisions are based on the most up to date and detailed analysis of sites available (particularly where such detailed analysis has been endorsed and accepted by Officers of the Council).

Taking into account the above, it is clear that both the Housing Site Allocations Plan Assessment process (in this instance in relation to Warminster) is flawed and that it should be re-undertaken in light of more up to date/detailed information available before the Council approves the documentation for submission to the Secretary of State.

Similarly, the settlement boundary review and the fashion within which it has been undertaken fails to allow for the level of growth required within the plan period such that it fails to plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.

The Council is respectfully requested to urgently review the above matters to ensure that the Development Plan document accords with the requirements of the NPPF. Also, it should be clearly stated that any policy arising from the review of settlement boundaries and the Housing Site Allocations Development Plan document do not in any way affect the NPPF presumption in favour of sustainable development and that applications for planning permission for sustainable development on land will be granted irrespective of whether the land is allocated or whether it is within the settlement boundary.

Please ensure that this representation is brought to the attention of the Secretary of State and note the author continues to wish to be heard at the examination in order to provide further evidence in support of the concerns raised above.

Questions from Geoff Whiffen

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

How many objections to the inclusion of the site Southwick court development were made by electronic means? How many were made by paper means? How many were submitted by signatures on the petition?

Why are there no cabinet members from Trowbridge? No one to speak up for our town where is the democracy?

Questions from David Goodship

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

Site 3565 - Southwick Court

Page 164 - lists “the issues emanating from the representations”

Please can the council confirm that vehicle access/egress to Site 3565 from the north through Sandringham & Balmoral Rds FROM Silver St Lane will not be allowed, as it is of great concern to many residents and was included in their comments.

Page 8144 –

Please can this be amended to include the following addition, (shown in red):-

“Vehicular access/egress to the site would need to be holistically **and sensitively planned to conserve heritage assets in a manner appropriate to their significance**”, **and is excluded from the immediate north onto Silver St Lane through existing built form.**

I note Vehicular has been struck through “~~Vehicular~~”, however I implore you to recognize the legitimate anxiety and concern of residents and provide further clarity. I trust you will make this small addition, which will have a dramatic impact on the lives of residents in the immediate area.

Statements from Matt Williams

Councillor Toby Sturgis – Cabinet member for Spatial Planning, Development Management and Property

REPRESENTATION NUMBERS 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120 and 3121 (Shrewton)

These representations promote five different sites in Shrewton for development but they are rejected at S3 on the basis of alleged major adverse effects on the River Avon SAC as a matter of principle.

This reason for discounting the sites cannot, however, be substantiated as the impact of identified development requirements in the Core Strategy is to be dealt with by way of a Memorandum of Understanding to achieve phosphate neutral development that is unlikely to have adverse effects upon the integrity of the River Avon SAC.

As such, the Sustainability Appraisal needs to be re-run on the basis that the impact of development in Shrewton on the River Avon SAC can be mitigated as is the case with other planned developments within proximity of the SAC.

REPRESENTATION NUMBER 3138 (Codford)

This representation promoted a site in Chitterne Road (site 612) for consideration but has been rejected at S3 of the Sustainability Appraisal on the basis of alleged major adverse effects on the River Avon SAC as a matter of principle.

This reason cannot, however, be substantiated as the impact of the identified housing requirements in the adopted Core Strategy is to be dealt with by way of a Memorandum of Understanding to achieve phosphate neutral development that is unlikely to have adverse effects upon the integrity of the River Avon SAC.

The Sustainability Appraisal recognises that other impacts associated with the development of this site can be satisfactory mitigated through the planning process.

As such, the Sustainability Appraisal needs to be re-run on the basis that the impact of development on River Avon SAC can be satisfactory mitigated.

REPRESENTATION NUMBER 3225 (Shrewton).

These representation relates to a site in Elstone Lane (OM010) which has been discounted on the basis that the site is isolated from the main settlement.

This reason cannot, however, be used to the site from S2A of the Sustainability Appraisal in light of the recent Court of Appeal Judgement involving Brompton District Council the Secretary of State for Communities and Local Government, Grey Read LTD and Granville Developments [2018] EWCA Civ610.

Site OM010 should have therefore been taken forward to the next stages of the Appraisal where it would have been identified as being suitable on the basis that the Council is taking steps through a Memorandum of Understanding to ensure that the identified development growth in the Core Strategy can be phosphate neutral and therefore unlikely to have a significant effect on the integrity of the River Avon SAC.

As such, the Sustainability Appraisal needs to be re-run on the basis that the sole adverse impact identified with this site can be mitigated.

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Wiltshire Council

Cabinet
15 May 2018

Children's Select Committee
19 June 2018

Interim Report of the SEND School Provision Task Group

Purpose of the report

1. To present the findings and recommendations of the task group to Cabinet for consideration alongside the Cabinet Member's/Corporate Director's report on Special School Provision at the 15th May 2018 Cabinet meeting.
2. To present the Interim Report of the SEND School Provision Task Group for retrospective endorsement by the Children's Select Committee on 19th June 2018.

Background

3. At the 5th September Children's Select Meeting members were provided with an overview of the work undertaken regarding securing appropriate and adequate special school provision for children and young people in Wiltshire. The committee was informed that a joint steering group, supported by a specialist SEN consultant, had been established. The work of this group had concluded and produced a report referred to as "The Wood Report" which detailed the findings and consultants' recommendations. The committee resolved at the end of discussion to establish a task group to look at the plans for the future provision of SEND schools and school places in Wiltshire.

Terms of reference

4. The following terms of reference for the task group were endorsed by the Children's Select Committee on 31st October 2017:
 - 1) To consider the future provision of SEND education for Wiltshire's children and young people in the context of the challenges outlined in the "Wood Report"/WASSPP report (May 2017).
 - 2) To receive evidence from:
 - a. Wiltshire Council officers;
 - b. Wiltshire schools;
 - c. Parents/guardians of children with SEND.

Membership

5. The task group comprised the following membership:

Cllr Jon Hubbard (Chairman)
Cllr James Sheppard
Mr John Hawkins (Children's Select Committee Teacher Representative)
Ms Jen Jones (Wiltshire College Representative)

Cllr Anna Cuthbert (until 4th January 2018)

Methodology

6. The task group received evidence from the following witnesses:

Wiltshire Council witnesses:

Cllr Laura Mayes	Cabinet Member for Education and Skills
Cllr Jane Davies	Portfolio Holder for Disabled Children and Adults
Terence Herbert	Corporate Director, Children and Education
Alan Stubbersfield	Interim Director, Education and Skills
Susan Tanner	Head of Commissioning and Joint Planning
Judith Westcott	Lead Commissioner, SEN
Mike Dawson	Asset Manager, Estates and Asset Use

External witnesses:

Stuart Hall	Director, Wiltshire Parent Carer Council (WPCC)
Matthew Sambrook	Head Teacher, Exeter House School
Phil Cook	Head Teacher, Larkrise School
Rosalyn Way	Head Teacher, St Nicholas' School
Aileen Bates	Chair of Governors, St Nicholas' School
Mike Loveridge	Head Teacher, Rowdeford School
Terri Chard	Deputy Head Teacher, Rowdeford School
George Keily-Theobald	Head Teacher, Downland School
Paul Cooke	Chair of Governors, Downland School
Chris Wiltshire	Vice Chair of Governors, Downland School
Jon Hamp	Head Teacher, Springfields Academy
Mike Thomas	Deputy Head Teacher, Springfields Academy
Nicola Whitcombe	Lead SENCO, Springfields Academy
Sarah Busby	Executive Head Teacher, Magna Learning Partnership

7. The following written evidence was received by the task group:

- Wiltshire Special Schools Development Considerations 2017
 - o Wiltshire Council Addendum to WASSP Report
 - o WISSC Addendum to WASSP Report
 - o WASSP Report (the Wood Report)

- Combined Special Schools Proposal to Wiltshire Council: “Meeting the Challenges for Re-shaping Specialist Education Provision across Wiltshire’s Specialist Schools and Academies”
- Expression of Interest to Wiltshire Council: “Satellite extension of SEND special primary and secondary school provision for children and young people with autism and/or social emotional and mental health needs”
- Special Educational Needs in Wiltshire: Response to Proposals from Wiltshire Council (Reach South, Springfields Academy)
- Special School Provision Task Group Briefing (4th January 2018)
- WPCC Parent Engagement Sessions – Overview
- WPCC Parent Engagement Sessions – Notes
- Wiltshire Council Estates Summary and Reports
- WISSC Response to LA Proposal
- SEND Schools Financial Positions (Larkrise; Downland; St Nicholas; Rowdeford)
- Figheldean Estates Information – Wiltshire Council
- Draft Version of Special School Provision in Wiltshire Cabinet Report

8. The task group performed visits to all six of the SEND schools in Wiltshire. The task group also attended a WPCC public meeting to discuss the provision of SEND schools with parent carers.

9. The task group met 15 times, as demonstrated in the following table:

Date of meetings	Item / topic	Details
2017		
9 th October	Scoping meeting	Members received the Wood Report and the Wiltshire Council draft Position Statement. Draft terms of reference were agreed.
2018		
4 th January	SEND School Provision Briefing	Task group was provided with background information on the Special School provision project, including: <ul style="list-style-type: none"> - Relevant contextual information; - Information about current special school provision; - Current challenges & issues; - Project Objectives
12 th January	Meeting with Stuart Hall (WPCC)	Members met with Stuart Hall, Director of the WPCC, to receive information from their public forum events arranged to discuss the future of SEND School provision in Wiltshire with parent carers.
26 th January	Exeter House & Larkrise School	Members performed an evidence gathering visit to Exeter House and Larkrise School.
29 th January	St. Nicolas’ & Rowdeford School	Members performed an evidence gathering visit to St Nicholas’ and Rowdeford School.

Date of meetings	Item / topic	Details
2 nd February	Downland School & WPCCC SEND Information Event	Members performed an evidence gathering visit to Downland School. Members also attended a WPCCC SEND Information event to meet with Wiltshire Parent Carers.
9 th February	Data meeting with officers	Members received information from officers on: <ul style="list-style-type: none"> - The process of considering the special school proposals; - resource bases; banding structures; current out of county spend
19 th February	Springfields Academy	Members performed an evidence gathering visit to Springfields Academy.
23 rd February	Combined SEND School Proposal	The task group received a briefing on the contents of the Combined Special Schools Proposal at Downland School
28 th February	Wiltshire Council Response to SEND Proposals	Members were briefed by officers on the responses from Wiltshire Council to the proposals put forward by SEND schools.
26 th March/ 3 rd April	Report Meetings	Members considered the content of their task group report.
20 th April	Report Meeting	Members considered the first draft of their task group report.
23 rd April	Meeting with Sarah Busby	The task group held conference call with Sarah Busby, Magna Learning Partnership
27 th April	Sarum Academy Visit	The task group visited Sarum Academy.
27 th April	Meeting with LA SEND Schools	The task group met with representatives of the 4 LA SEND schools to discuss their initial conclusions and findings
4 th May	Final Report Draft Meeting	

10. The task group discussed their findings directly with representatives of the 4 LA maintained SEND schools. The draft of this report was shared with Springfields and Exeter House along with Wiltshire Council officers for comment.

Evidence

Visits to Wiltshire's SEND Schools and Meeting with Sarah Busby, Magna Learning Partnership

11. Between the 26th January and 19th February 2018 the task group visited each of the 6 SEND schools in Wiltshire to hear their perspectives regarding the current situation regarding the provision of SEND education in the county. The same questions were posed to each of the schools to provide consistency in the lines of enquiry.

12. There are currently 6 special schools in Wiltshire, 4 of which are local authority maintained (maintained SEND schools):

Larkrise, Trowbridge (LA maintained)
Downland, Devizes (LA maintained)
St Nicholas, Chippenham (LA maintained)
Rowdeford, Rowde (LA maintained)
Exeter House, Salisbury (Somerset Road Education Trust)
Springfields, Calne (Reach South)

13. Included in this section are the overarching themes from the interviews, along with information received from the task group's meeting with Sarah Busby, Magna Learning Partnership. The responses from across the interviews are grouped together into the following themes:

14. The current and future state of SEND educational provision in Wiltshire

- a. There is an increasing demand in the county for more complex SEND needs provision, including severe learning difficulties (SLD) and limited growth in social, emotional and mental health difficulties (SEMH). In part, this has been fuelled by the improvement of survival rates and quality of life provision available for children with SLD/PMLD.
- b. The current and future population growth in Wiltshire from the army rebasing/ Military Civil Integration Project (MCIP) will bring an increase in children with SEND into the area. Also producing an increase in demand are the housing growth projects across the county, principally those in Chippenham, Trowbridge, and Salisbury.
- c. The task group noted that the SEND schools had been vocal about a growth in numbers of children with SEND for a while. In January 2016 Wiltshire Council began a process of planning, which subsequently resulted in the commissioning of the Wood Report. It was noted that now that this growth has been identified by the council the best course of action was to swiftly and effectively deal with the issue.

15. Resource Bases

- a. Concern was raised over a "system of escalation" process in the referring of children with SEND from mainstream schools to SEND schools. This meant that the process makes it near impossible for a child to return to mainstream school once they had been referred to from one to an SEND school. In the rare instances where a child had re-entered a mainstream school, these were considered by SEND schools as successes. It was felt by some interviewed that, if appropriate for the child, returns to mainstream should be promoted as a positive outcome as they can provide better community integration. They noted that more flexibility and better processes were required to allow for this to become easier.

- b. All schools interviewed had children on roll whom they felt could be educated within a mainstream school environment, or at a resource base located at a mainstream school.
- c. Education within a resource base at a mainstream school provided benefits such as better social integration for both those with SEND and improved awareness of SEND for those without.
- d. It was felt that a lack of adequate training to equip staff at resource bases to the skill levels required to deal with the needs of SEND children was an issue, and related to the number of children referred to SEND schools from mainstream resource bases. Knowledge and expertise needed to be developed to tackle this.
- e. The maintained SEND schools were open to the potential of managing a resource base on a mainstream school site, both primary and secondary where students at these sites could be on roll at the managing SEND school. It was noted that this method could help as one key part of the overall solution, but would not provide a complete solution.
- f. The transition from primary to secondary education was a key issue for SEND education provision. Early intervention was needed to ensure that this is properly dealt with. SEND resource bases located on secondary schools would help prevent children with SEND who can be educated in a mainstream environment from unnecessarily being moved into SEND schools, and missing out on the social integration opportunities that mainstream can provide.
- g. There is general sense that the existence of league tables for mainstream schools creates a hurdle where, whilst schools are still welcoming, from an overall strategic viewpoint, SEND children can be perceived as detrimental to a mainstream school's league table position. However, the task group were informed that mainstream secondary schools are focused on measuring progress, not attainment. This means that the school is judged on the value it adds to a child. As such, wider inclusion of SEND students being taught well could potentially contribute positively to a school's league table position. However, it was also noted that students who start at a higher point can make greater levels of progress than those who start at a lower point.
- h. It was noted that Head Teachers at mainstream schools had a duty to act in the best interest in their pupils and school. The current environment for accepting SEND children back into mainstream schools meant that it could be detrimental to the school as a whole. Establishing resources bases managed by SEND schools in mainstream schools would avoid this situation and increase SEND children returning to mainstream education when appropriate.

16. Geographical Provision

- a. Concerns were raised regarding the potential for a new single site SEND “super-school” which would cater for all SEND designations. Concerns included that the school would very quickly fill with SEND children who could be educated in mainstream schools and, rather than providing a futureproof model of provision for children with complex SEND, they would again end up being educated out of county.
- b. The lack of provision in the south was noted. One joint proposal from the SEND schools recommended the use of the Sarum Academy site in Salisbury to address this. A proposal was also submitted by Springfields with Reach South Academy Trust to Wiltshire Council.
- c. A need for more flexibility was expressed across the schools, as the variety and location of needs across the county could change within a short period of time.
- d. The geographic provision issue was explained as not being quite as simple as a north/south divide. Transport issues across the SEND schools were mapped within the Wood Report and showed that the divide was not as simple as running straight across county from east to west.

17. SEND School Proposals

- a. A proposal put forward by Downland School; Exeter House; Larkrise School; Rowdeford School; St Nicholas School; Excalibur Academies Trust; Magna Learning Partnership; Salisbury Plain Academies; and Sarsen Multi Academy Trust (MAT) recommended the formation of a “Wiltshire Special School Collaboration Partnership” (WSSCP). The WSSCP would aim to provide more flexibility and collaboration between the SEND schools and their provision through MAT-to-MAT working.
- b. Springfields school was included in the WSSCP for completeness, they participated in writing WSSCP version 1. It was noted however that Springfields had submitted their own response with Reach South Academy Trust to Wiltshire Council focusing on SEMH and ASD and not SEND across Wiltshire and other designations.

18. Education Health and Care Plans (EHCP’s)

- a. The task group noted there was contrasting input from the Special Schools and the Local Authority regarding the EHCP process.

SEND Schools

- b. A widely noted problem from the SEND schools regarding EHCP’s were instances of children entering SEND schools on bandings lower than that which accurately reflected the levels of their need. This meant that they were not receiving the appropriate levels of funding required. Examples

included receiving a child who was funded at a band two, who in fact required the needs of a band three or four.

- c. SEND schools asserted that the large proportion of EHCP's received by the schools were of an unacceptably poor quality, with a majority being inadequate. They argued that this meant that the plans often did not deliver the depth of information which should be provided.
- d. It was queried if there were enough staff available to spend the required time and care on each individual EHCP, which could potentially mean a lack of quality control in place. It was also noted that moderation meetings had ceased since the new bandings were introduced and that the bandings could now only be altered at annual reviews, or by the school compiling a case to return to the LA's SEND panel.

Wiltshire Council

- e. It should be noted that the task group were made aware of a recent Ofsted inspection which had taken place and noted the following extract from their report regarding the EHCP process:

“The quality of some older EHC plans is variable. In the past, these were not always consistently tailored to precisely meet the individual needs of children and young people. In addition, these plans did not always include precise information about education, health and social care requirements. Nevertheless, there is evidence that the targets set out in the most recent EHC plans are more specifically tailored to the needs of the children and young people. This is as a result of the commitment of the SEND Service to regularly review and audit quality through a multi-agency approach and reflect on feedback from parent carers.”¹

- f. Officers explained that EHCPs are regularly audited. For the last financial year 58% of EHCPs were rated as good or outstanding and 2% rated as inadequate. Parental feedback (scored out of 10) received its lowest score as 6 and a score of 10 received on just below 50% of total feedback.
- g. The task group heard that in addition to annual reviews Education Officers are able to agree uplifts to banding outside of the normal process where agreed as essential. Wiltshire currently has over 3000 plans and in the year to date 40 have been re-banded. Extrapolating this would mean that 120 plans (or 4%) are re-banded in any year, including reactions to children whose needs have changed.

¹ Ofsted, LA SEND Report: “Joint local area SEN and/or disabilities inspection in Wiltshire”, <https://reports.ofsted.gov.uk/local-authorities/wiltshire>

19. General Comments

- a. Also referenced was the need for an overall strategic view regarding the provision of SEND education which looked at creating a flexible, futureproof system, rather than simply meeting the new impending demand.
- b. Transport costs both across and out of county were a huge drain on financial resources. Whilst it was noted there may be some instances of SEND children benefiting from long transit times to and from school, this did not apply to the majority. This was noted as also applying to transport methods which carried multiple SEND children, such as minivans.
- c. Access to outside educational green space or “forest schools” and Duke of Edinburgh in SEND schools were noted as valuable resources for the development of confidence and self-esteem and are a resource valued by parents and carers.

Wiltshire Parent Carer Council (WPCC)

20. The task group received the following information and evidence from a meeting with Stuart Hall, Director of the WPCC and through meeting parent carers at a WPCC parent carer event.
21. Feedback was presented from three public forum events for parent carers arranged by the WPCC to discuss the future of SEND provision. A member of the task group attended one of the three events. Parent carers in attendance expressed worries regarding a lack of communication surrounding the process. They also felt there wasn't the required depth of knowledge for each child's individual needs, which led to early failings. A lack of appropriate places available across the SEND provision in Wiltshire was also listed as a key concern.
22. It was noted at the events that a number of parents were home-educating to avoid sending their children out of county. This was worrying as it required one parent to potentially give up their work, placing greater financial pressure on families.
23. It was also noted parents felt that children with SEND were not considered “attractive” by mainstream schools. This was largely due to the “league table mentality”. Better provision in mainstream resource bases was wanted to help provide more effective early intervention and support. Mainstream provision was considered important to ensure that children with SEND could integrate socially within their local communities, rather than being funnelled into SEND schools.
24. The current system of transport to SEND schools was considered problematic by parent carers. It was explained that there was no true consensus over whether long journeys to and from SEND schools were beneficial to children with SEND.

25. Regarding EHCPs, parents felt that lead professionals in many cases did not know the child well enough to properly understand the levels of their support needs. It was also noted that EHCPs were often not well written, with health needs not always being considered.
26. Solutions parents wanted to see implemented included the following:
 - a. Better residential provision;
 - b. A rethinking of the geographical provision in Wiltshire;
 - c. A more flexible provision to better cater for the variety and quantity of SEND needs in Wiltshire;
 - d. A culture change regarding SEND in mainstream schools;
 - e. Greater transparency from the council regarding the limitations and financial barriers.

SEND School Proposals and Expressions of Interest

27. The task group received a detailed briefing on the SEND proposals and their subsequent expression of interest. The expression of interest from the proposed WSSCP included a focus on resource bases as a part of their solution.
28. The proposal recommended the creation of a WSSCP which would work through a MAT-to-MAT partnership between the SEND schools.
29. The WSSCP model aimed to provide: improved community integration; partnership working between all Wiltshire SEND schools and their MATs; improved processes for the appropriate placement of SEND children by removing drawn out processes of moving children around multiple schools before they are suitably placed.
30. The proposal included three options in relation to a site on Ashton Street, Trowbridge. The options recommended the site either be refurbished or fitted with a new build. The preferred option in the proposal included a series of minimal internal developments to the Larkrise estate and the refurbishment of the Ashton Street Centre.
31. Proposed options for Downland included the conversion of an empty school building, empty classrooms and empty residential units to create additional teaching space. It also referenced potential for open spaces and additional classrooms.
32. Options for St Nicholas School included a new 2-storey module build to the front/side of school which was proposed to include additional classrooms, a staffroom and admin space. Also included was the development of existing space and resources.
33. Future growth demands for Rowdeford were proposed to be met through additional play area space, two new classrooms and creating additional space for break/lunchtime facilities. Delivery for the classrooms was proposed through

a number of potential options: a new build, modular classrooms or the replacement of existing single-storey classrooms with two-storey classrooms.

34. For Exeter House, a reworking of internal structures across the two sites and exploring the opportunities of the Vocational Centre were proposed to provide additional capacity.
35. The proposal noted that Springfield academy has considerable green space and a number of buildings that could be converted to enable increased capacity.
36. Information regarding the financial positions of four SEND schools involved in the WSSCP proposal were provided for the task group. The information provided demonstrated that none of the four schools were in financial deficit. It was acknowledged that, over recent years and during short term financial challenges, there had been agreed short term deficits with a clear recovery plans agreed with local authority accounting and budget support. To date the short-term deficit plans had been met.

Wiltshire Council

37. Wiltshire Council is legally responsible for the commissioning and securing of the right educational provision to meet the needs of children and young people with SEND. They are also responsible for identifying, assessing and meeting the needs of children and young people with SEND.
38. As at July 2017, 777 children (aged 5-16 years) in Wiltshire were attending a special school. A total of 538 were in Wiltshire-based schools and 239 were in either an out of area local authority special school (143), or an independent special school (96).
39. It was predicted that at least an additional 220 special school places for pupils aged between 5-16 years (31 by 2019; 111 by 2022) will be required by 2026 on top of the 588 places. Of these, 123 were identified for the North of the county, and 97 for the South.
40. On 25th April 2018 a delegated decision to expand the Special Educational Needs designation for pupils at Rowdeford Special School, to include SLD was published by the Cabinet Member for Children, Education and Skills.
41. The time period to submit a bid for a free school grant had now passed and there were no further dates set for a new round of free school grants, or any guarantee that a new opportunity would come around again.
42. The SEND school proposals included the recommended option to create a split site between Larkrise school and the site on Ashton Street. Information from the council's Estates Team noted that the DfE recommended minimum area for a SEND school with a proposed capacity of 128 was 3618sqm for the building, and 1.69ha for the site. The site on Ashton street was measured at 1.24ha with

a building area of 1727sqm. Larkrise school site was measured at 0.87ha, with the building as 1666sqm.

43. The combined site area of 2.11ha could potentially accommodate 229 pupils. However, it would also necessitate the provision of an additional 2,094sqm of accommodation (5487sqm total) to meet the guidance on minimum recommended building area for this capacity. This increase in overall capacity was explained as reflecting that there would be no duplication of non-teaching areas such as offices and staff rooms. The guidance does provide reference to split sites, but the close-proximity meant that no adjustments would be required.
44. Officers expressed support to the use of resource bases to address the SEND provision. Some secondary schools use Enhanced Learning Provision (ELP), which receives the same funding as physical resource bases, to deliver provision. ELPs are not always delivered in dedicated physical spaces.
45. It was also noted that Wiltshire Council had expressed support for the potential to establish mainstream resource bases which were managed by SEND schools.

Interim Site on High Street, Figcheldean, Salisbury

46. The task group noted the need to provide SEMH and ASD provision in the south of the county, as currently the only provision available is from Springfields (designation ASD) and Downland (designated SEMH with high number of ASD students).
47. A site on St Michael's C of E Primary School site, Figcheldean, Salisbury, had been identified by Wiltshire Council as an interim site to provide additional provision in the south of the county. Interim was explained as being as short-term as feasibly possible. Informal visits to the site were performed by two members of the task group. The site is currently an operational primary school (with 75 children on roll) scheduled for closure at the end of the 2017/18 academic year.
48. The Figcheldean site specifications are a current building area measuring 452.81sqm and site area measuring 0.29ha. These are significantly below the recommended minimum base areas: 1,050sqm and 1.15ha, before the inclusion of additional spaces per pupil. The PAN for the site would be 32, with provision for children aged up to 13 years.
49. A total of £3633 of immediate work had been identified for action on the Figcheldean site and building. a Property Condition Survey had been commissioned which identified the works required for the next 5 years at a total estimated cost of £80,722. To ensure compliance with the Equality Act 2010 £57,131 would need to be spent. However, the interim nature of the site was noted as avoiding the sum of these costs in addition to the immediate work.
50. The expression of interest from the SEND schools responded to the council's proposed use of the Figcheldean site. The Figcheldean site was described in the

document as inadequate due to poor and unsuitable conditions. In response it counter-proposed the creation of a resource base model at an alternative site on Sarum Academy, Salisbury.

51. The Figheldean site was deemed in the expression of interest to be unsuitable due to several identified concerns, these included: structural issues reported in a 2015 survey; its proximity to a military testing zone; the location of the site in a small village without public transport.
52. Sarum Academy was proposed as an alternative option in the form of a resource base aligned to the MAT model. Empty space within the school was recommended for use, and reference was made to Sarum Academy's potential for future PAN increase. It was also suggested that the site includes the potential for physical expansion.
53. The task group visited Sarum Academy and viewed the currently unused Sixth form block. Members were informed that the building could hold 115 6th form students. It was anticipated that the building would not be needed for use by the academy for a minimum of 5 years. The building itself was a modern build which was approximately 5 years old, there was outdoor space available which the school noted could be easily fenced off. Out in front of the building was an easily accessible drop off point for the block and there was separate parking nearby.

Conclusions

54. The task group notes that throughout its work so far it has encountered an understandably great deal of emotive responses to the future provision of SEND education. Along with this it has also noticed that there appears to be a serious issue in the form of an apparent disconnect in communication between Wiltshire Council and some of the SEND schools. The task group feels that if work is to be continued in the best interest of the county's children with SEND, this disconnect needs to be mended as soon as possible. To achieve the best outcome all relevant parties need to believe that they are all working together in openness towards the same goal.
55. The proposals received by the task group from the council have been noted as not addressing the ASD/SEMH demand in the south of the county, and the task group noted this with concern.

SEND School Proposal

56. The task group were extremely mindful of the importance of children with SEND being educated within a community to allow for their integration into society, rather than their isolation from it. This opinion was echoed by the SEND schools, and the task group felt that any decisions taken in the future of SEND educational provision should take this into serious consideration.

57. Concerns were raised regarding potential unintended consequences from any changes in access to the current SEND schools. Some had community facilities available within their grounds, such as hydro-pools and woodland and outdoor space. These facilities were made available to the public during certain times and changes in access to them risked removing access to these valued community facilities altogether. Unintended consequences such as these should be taken into account and protection or adequate alternate provision should be sought.
58. The creation of one single SEND “super-school” raised concerns within the task group. Of these concerns one was that currently clinicians visit SEND schools and are a resource accessed by parents. However, under a single “super-school” location this may make access highly challenging for a large number of parents who live large distances from the school.
59. Following the comprehensive briefing on the logistics of the WSSCP the task group, whilst recognising the potential benefits through collaborative working, considered that the model may face challenges in collaborative working if the schools under the WSSCP joined different MATs. There was a lack of certainty over how much control Head Teachers would retain under this context and the ultimate power over any decisions may be held at the MAT level. This would create difficulties if a SEND Head Teacher wished to make a collaborative decision that went against the preference of their MAT.
60. The task group welcomed the ambitions of the WSSCP, but had some reservations regarding the practicalities and note that this is an untested model.
61. The task group felt that with the above taken into consideration that there could be potential for long-term sustainable collaborative benefits from the creation of a MAT which encompassed all 4 remaining local authority maintained SEND schools.
62. Support was given by the task group for the creation of a single SEND MAT for the 4 maintained SEND schools. This MAT could establish collaborative partnerships with the mainstream MATs within each locality, focusing on SEND managed resource bases. This collaborative partnership would allow effective discussion around the placement of children into SEND schools, and also from SEND schools back into mainstream provision when possible.
63. It was noted that this effectiveness may be softened as 2 of the SEND schools have joined separate MATs. However, there is potential for the maintained SEND schools to work towards forming their own MAT which overarches one school spread across multiple sites.

Resource Bases

64. Where possible, retaining education in a mainstream environment was considered an important part of promoting positive social integration for SEND children. Therefore, the creation of SEND school-managed resource bases

located within mainstream primary and secondary schools should be implemented.

65. Previous issues noted from a number of sources cited a lack of appropriate training for staff in some resource bases, which were sending SEND children into education at SEND schools and away from mainstream education. The opinion from the task group's meetings at SEND schools was that this meant that they had children on roll who should be mainstream educated. Returning these children to mainstream education was regarded as challenging or even impossible. To address this issue, it is important that those teachers and staff are provided with the appropriate training.
66. An option to establish resource bases at mainstream primary and secondary schools whilst the management remains with an SEND School as Outreach Resource Bases is proposed by the task group. Through this method they would present themselves as more attractive options to mainstream schools and would help ensure adequate assistance and training is provided to staff. The task group feel that this option should be seriously considered.
67. There was a lack in clarity on mainstream schools accepting SEND students and their impact on league tables. The task group heard that schools are now measured based on progress and as such SEND children would not necessarily negatively affect league table positions. However, it was also heard that league tables provided an obstruction to SEND mainstream education, and it was also noted that students who start at a higher point make greater levels of progress than those who start at a lower point. Either way, the task group felt that the above conclusion regarding SEND managed resource bases should be seriously considered.

Education Health and Care Plans (EHCPs)

68. A pattern of issues was raised regarding EHCP's regarding their quality and the accuracy of their banding outcomes. Sources felt that their quality was often inadequate or even unusable and that children were sometimes referred under a lower banding than they should be which resulted in a lack of appropriate funding.
69. The current process for the creation of EHCPs was considered to have scope for improvement. It was heard from multiple sources that there was not enough or no contact with the child, that the final reports were of erratic quality, and that banding outcomes were sometimes believed to be below what was appropriate for the child. The task group however did note the feedback from Ofsted in their recent inspection regarding EHCPs and the evidence provided by Wiltshire Council officers.
70. Better communication and access to the information already available was needed. This could be done through improved collaboration with the SEND schools. Any change in the EHCP process also needed to maintain independence when producing the EHCP report.

71. The task group concluded that in the light of the evidence and patterns of opinion received that there needs to be a review of the EHCP process. The review needs to cover the EHCP at each of the various stages and include the Systems Thinking team and all professionals involved in the process with an aim of ensuring the EHCPs are age and stage appropriate.

Wiltshire Council Response to Proposal from SEND Schools

72. The following is the DfE’s guidance on the areas required for SEND and alternative provision. It recommends the following minimum areas for special schools for ambulant pupils:

Element	Recommended Minimum Area
Building:	Base Area: 1,050sqm plus 14.5sqm per pupil.
Site:	Base Area: 1.15ha plus 42sqm per pupil.

73. For the interim site at Figheldean, the current building area (452.81sqm) and site area (0.29ha) are both significantly below the recommended minimum base areas before including any additional space required per pupil. As such, the school does not comply with the above guidelines.

74. It was agreed that there is a lack of SEMH and ASD provision available in the south of the county. However, the task group disagrees with the interim use of the site in Figheldean. Clarity is sought on why the options for the use of the site at Ashton Street and Sarum Academy have been discounted based on space issues when the interim provision at the Figheldean does not meet the minimum requirements from the DfE. Concerns were also expressed regarding the site at Figheldean relying on mobile-based classrooms and a general lack of green space.

75. The task group is significantly concerned and confused regarding why Wiltshire Council is concerned by the current state of SEND schools when it has recommended interim use of a site which is below the specifications of any existing SEND schools.

76. Sarum Academy as an option provides adequate potential for it to be seriously considered as an interim provision site. It was noted that there are sections of the school which were empty. The location of the school also provided an appropriate geographic choice to address the need for provision in the south of the county.

Current State of SEND Schools

77. It is important when considering the future of SEND education, such as this, to ensure that the present excellence and skills within SEND institutions are retained under any future plans.

78. The task group commends the workforces across all the SEND schools in the county for providing an excellent quality of education to their pupils and students over many years; especially through consistently meeting this level of provision whilst under pressure from a number of challenges.

Larkrise School

79. When visiting Larkrise school the task group noted that it was operating within a 25-year-old temporary structure currently holding more than double the number of pupils it was originally built for. Storage space within the school has been utilised to create additional teaching space and, consequently, equipment (such as wheelchairs and walking frames) have to be stored in hallways. It was also noted that there is restricted access to level playing areas, and that there is no physical space to expand and meet demand.
80. The task group noted that the staff at the school were providing excellent quality of education despite pressures presented through a number of challenges, including the school's site size and quality of the facilities, green space and the expectations from parents and carers on these. However, it was noted that these expectations were a frequent cause of school appeals from parents/carers.
81. The task group's preferred option regarding the future of Larkrise school is for any new or additional provision to the site to remain located within Trowbridge. This would maintain the current locality and allow for any new, more suitable sites to continue to operate within the local area.

Rowdeford School

82. Rowdeford is based out of a Grade II listed building with extensive outdoor space available. The outdoor space is utilised in a variety of means for children on roll to interact with including gardens and raising of animals.
83. The task group noted through discussions that, due to its listed status, upkeep and future modifications to the main building may be a potential challenge.
84. The task group noted the main building is primarily used for office space and ground floor ICT access, and that other buildings on the site were more modern, in good repair and allow complete access to all students.

Downland School

85. Downland School is the only designated SEMH Special School in Wiltshire, previously with only boys on roll, but has begun to educate both boys and girls.
86. The task group noted during their visit that the school currently has an empty school building, 2 primary classrooms and a mothballed first floor residential area in need of refurbishment, there would also need to be a refurbishment before any use to utilise the empty house. The rest of the estate was noted as being in good working order with a strong team of dedicated staff.

St Nicholas' School

87. The school is located on a purpose built SEND school established approximately 20 years ago. During their visit the task group noted that there was an extremely limited amount of room for physical expansion to the school as the school was currently operating up to the physical limitations of the site.
88. The task group were informed of the school's desire to adapt an existing conservatory to the side of the school, which was currently used for storage, into a 2-storey module and to develop outdoor space.

Exeter House School

89. Exeter House is situated across 2 sites within Salisbury. The task group visited the main purpose built special school for ages 4-16. The second site is the recently developed Exeter House Vocational Centre located in Salisbury city centre and caters for learners aged 15 to 19.

Springfields School

90. During the task group's visit members noted Springfield's two residential houses which cater for 25 pupils and are supported by staff from a care team Monday to Friday.
91. Also located on site was a two-storey house utilised as a resource centre. The task group noted the high quality of the classrooms and resources located within a spacious, modern two-storey building.

6th Form Provision

92. Currently several of the SEND schools are running 6th form provision from their sites. The task group unanimously felt that evidence indicated that this was filling up places in the schools which should be occupied by primary-age children with SEND, and that provision should be sought elsewhere to provide 6th form education in more age-appropriate locations, such as Wiltshire College.

Wiltshire Council Position

93. During their evidence gathering the task group had been made aware of a suggestion to create a mixed-designation "super-school" in order to meet the SEND education demand in the north of the county. This was met with serious reservations by the task group. The task group felt that this sort of option would not represent a solution that best meets the needs of young people with SEND.
94. The mixed-designation nature of any SEND school presented a number of concerns for the task group. Under this young people would be educated outside of their local communities increasing the isolation they experience and the risk of "institutionalisation" from remaining in the same provision from ages 5-19. More cognitively able learners, who may not necessarily perceive

themselves as having SEND, may find attending a school with complex SEND peers challenging. Also, young people with PMLD may feel unsettled or anxious if in a learning environment with young people with significant SEMH difficulties.

95. Transport concerns were a principal concern raised both by parent carers and SEND schools. Whilst it was noted that some SEND children benefited from long journeys, overall there was no firm consensus. Evidence was presented to the task group from council officers stating that a minibus could save money transporting children from the same locality to the “super-school”, however the task group notes that previously evidence has been presented that this was not considered an adequate mode of transport for SEND children, and is therefore concerned that this financial saving may not be deliverable.
96. The single-site option also raised concerns regarding parents and carers accessing the site for various reasons including, but not limited to: short-notice meetings with teachers and other professionals, or emergencies; picking up or dropping off children; school events and access to on-site facilities.
97. An early version of the Special Schools Provision in Wiltshire Cabinet report was received by the task group in draft. It was noted that the report focused on difficulties in complex needs provision in the north of the county, and that no reference was made to Figheldean in the report.
98. Whilst mindful of challenges with the estate located on the current 3 sites, the task group has considered a range of options available from single-site to maintaining all 3 sites. Whilst maintaining current provision in localities would be the ideal solution, the task group recognises there are benefits to be recognised from a new build site alongside a refurbishment of the Trowbridge sites including utilising the site at Ashton street. As such the task group supported an option where provision was spread over a new build site located in or near a strategic location, along with maintaining provision in Trowbridge across a split-site.
99. The task group felt that capital investment for the future options of SEND provision needed to be underwritten by Cabinet as soon as possible in the interest of avoiding any future delays or issues and the continued expense of funding lost tribunals because of challenges with existing provision. Investment as soon as possible would provide the earliest possible pay-off.

Further considerations

100. Future discussions between Wiltshire Council and the SEND schools needs to be open, honest, and transparent between both sides to ensure that the best outcomes are reached for the futures of SEND children in Wiltshire. Mindsets should not be blinkered when considering the options available.
101. Given the importance of the above, it is concluded by the task group that in order to ensure that all involved parties are working openly towards a single vision that a working group should be established by Wiltshire Council comprising of SEND school representatives, the WPCC, Wiltshire College,

other relevant service providers, and Wiltshire Council officers to develop further any proposals during the informal and formal consultation periods.

Proposal

102. That the Cabinet Member for Education and Skills and Members of Cabinet consider the following recommendations from the task group when considering the report on Special School Provision:

Recommendations

That the Cabinet Member for Education and Skills:

- 1. Produces a strategy document outlining the future provision of SEND education provision roadmap across the whole of Wiltshire, detailing the vision of what service will be in 10 years' time. This strategy should clearly define how this vision will be accomplished and detail all the interim stages to achieve it, including timelines.**
- 2. Supports the task group's conclusion that, whilst accepting there are significant challenges in trying to maintain the current three schools in the north of the county with MLD/SLD/PMLD designations (Larkrise, Rowdeford and St Nicholas), it would not be appropriate to combine all three schools into one site. Should the decision be made to consolidate the number of sites, provision should be retained in each of the strategic towns in the county, i.e. Trowbridge, Chippenham and Salisbury, therefore ensuring adequate MLD/SLD/PMLD designation provision across the county.**
- 3. Retains Downland School to provide ASD/SEMH and Springfield to provide ASD provision in the north of the county and produce firm proposals for the medium and long-term provision of ASD and SEMH in the south of the county.**
- 4. Avoid the use of mixed-designation schools in the future of Wiltshire SEND School provision that include ASD/SEMH and MLD/SLD/PMLD.**
- 5. Support the task group's conclusion that the remaining 4 local authority maintained SEND schools should consider forming their own MAT and form partnerships with other schools across the county.**
- 6. Investigates the possibility of working with the existing schools and/or any local MAT to explore the benefits of combining the schools together to create a one school multi-site solution.**
- 7. Works with the special schools to strengthen and develop the provision of resources bases particularly looking at how these could be further developed in the secondary sector. Special Schools should be actively encouraged to provide "best practice" support and advice to those mainstream schools running resource bases.**

8. Consider the possibility of Special Schools running and managing some of new resource bases in areas where there is no appetite from the local mainstream schools to provide such a resource.
 9. Give serious consideration to utilising suitable post-16 provision for SEND learners across the four sites maintained by Wiltshire College, with additional support from outside bodies where needed.²
 10. Implement a Systems Thinking review of the identification, associated assessment, Education Health and Care Plans (EHCPs) and referral processes to cover each of the various stages and include all professionals involved in the process with an aim of ensuring that EHCPs are age and stage appropriate.
 11. Supports the formation of a working group established by Wiltshire Council to develop single vision and aspiration for the delivery of SEND education provision across the county comprising of SEND school and academy representatives, the WPC, Wiltshire College, other relevant service providers, and Wiltshire Council officers.
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Cllr Jon Hubbard, Chairman of the SEND School Provision Task Group

Report author: Adam Brown, Senior Scrutiny Officer, 01225 718038,
adam.brown@wiltshire.gov.uk

Appendices

Appendix 1 – Wiltshire Council Glossary of Terms

Background documents

None

² The task group would like to acknowledge that this recommendation was reached by all members of the task group, one of whom is in the employment of Wiltshire College. This was a conclusion reached unanimously after taking into consideration all the evidence received by the task group.

Appendix 1 - Glossary

<i>Academy school</i>	Non-maintained (ie by LAs) schools funded directly by the Department of Education through the Education and Skills Funding Agency. Some academies have chosen to become academies, others have had this decision made for them by the DfE if they became inadequate within an Ofsted judgement. The Regional Schools Commissioner has oversight of their performance and standards. Academies are given greater powers than <i>maintained schools</i> to decide how to operate and govern their school.
<i>ASD</i>	Autistic spectrum disorder(s). Autistic Spectrum Disorder (sometimes called Asperger’s Syndrome for high-functioning pupils) normally includes an assessment of <u>persistent difficulties with social communication and social interaction</u> and <u>restricted and repetitive patterns of behaviours, activities or interests</u> since early childhood, to the extent that these “ <u>limit and impair everyday functioning</u> ”. Autistic Spectrum Disorder is a range of symptoms which can vary greatly from person to person. Attention Deficit Hyperactivity Disorder (ADHD) is also often seen as being part of the spectrum with behaviors around hyperactivity, inattentiveness and impulsiveness.
<i>CIL</i>	Community Infrastructure Levy
<i>Complex (need)</i>	Should be taken to mean children who cannot access a subject based curriculum, this includes children with SLD, PMLD, and more severe MLD.
<i>DfE</i>	Department for Education
<i>DSG</i>	Dedicated Schools Grant – earmarked funding for schools currently channelled through local authorities and subject to strict regulation
<i>Education Health and Care Plan (EHCP)</i>	An EHCP details the education, health and care support that is provided to a child or young person with SEN or a disability. It is a legal plan and replaces statements as required by the Children and Families Act 2014.
<i>ESFA</i>	Education and Skills Funding Agency
<i>Free School</i>	All new schools are set up as free schools: they have a similar legal framework as an academy once they are operational. They can be set up by groups of parents, individuals, independent and academy schools. The Local authority can also commission a free school through the “presumption” route.
<i>HNB</i>	High Needs Block (of DSG funding: one of four blocks – HNB; Early Years; Central; Schools)
<i>Independent school</i>	A school that is not maintained by a local authority and is registered under section 464 of the Education Act 1996. Section 347 of the Act sets out the conditions under which an independent

	school may be approved by the Secretary of State as being suitable for the admission of children with EHC plans.
<i>KS</i>	Key Stage (of education). KS 1 & 2 are primary; KS 3 & 4 are secondary
<i>Maintained school</i>	A school that is funded and controlled by a local education authority subject to statutory delegation to school leaders. There are four types of maintained schools: Community school, voluntary controlled school, voluntary aided schools and foundation schools. They are all maintained schools, but there are slightly different legal arrangements as to how they should be governed and how decisions should be made.
<i>MLD</i>	Moderate Learning Disabilities. The general level of academic attainment of these learners will be significantly lower than that of their peers, they will have difficulty acquiring literacy and numeracy skills. Other difficulties may include associated speech and language delay, low self-esteem, low levels of concentration and underdeveloped social skills. Pupils with MLD are typically educated in mainstream schools
<i>MSI</i>	Multiple Sensory Disorder refers to a range of sensory difficulties; this may include hearing impairments (HI), visual impairments (VI) or other hyper sensitivities in the sensory spectrum. Some children/young people may have sensory sensitivities which are more commonly seen as part of ASD.
<i>Multi Academy Trust (MAT)</i>	A group of academies that come together under a strategic and legally binding collaboration.
<i>PD</i>	Physical Disability (PD) includes cerebral palsy, spina bifida, hydrocephalus and muscular dystrophy or any condition which places significant physical limitations on a child/young person. This is separate from any diagnosis of learning disabilities, so many pupils with PD can access a mainstream curriculum.
<i>Place funding</i>	For Special Schools core/ place funding is allocated at a value of £10,000 per planned place. Planned place numbers are agreed between the LA and the school (maintained schools) and with the ESFA for academies. Core funding for the places is allocated regardless of whether places are filled or vacant. However, if places are unfilled year on year the expectation is that place numbers would be reviewed.
<i>PMLD</i>	Learners with profound and multiple learning difficulties (PMLD) have complex learning needs. In addition to their severe learning difficulties, they may have other significant difficulties, such as physical disabilities, sensory impairment or a severe medical condition.
<i>Pupil allocation number (PAN)</i>	Pupil allocation number refers to the places in a school agreed with the DfE.

<i>Schools Forum</i>	<p>The Schools Forum is a statutory body which the Local Authority (Wiltshire Council) is required to consult on the following functions:</p> <ul style="list-style-type: none"> Consultation on School Funding Formula Consultation on Contracts Consultation on Financial Issues <p>The majority of forum members are schools members, with some other related members (Early Years, Diocese etc).</p>
<i>SEMH</i>	<p>Social, emotional and mental health difficulties (SEMH) is an overarching term where children/young people have difficulties with emotional regulation and/or social interaction and/or are experiencing mental health problems. These could manifest as difficulties such as problems of mood (anxiety or depression), problems of conduct (oppositional problems and more severe conduct problems including aggression), self-harming, substance abuse, eating disorders, physical symptoms that are medically unexplained or significant mental health conditions such as schizophrenia.</p>
<i>SEN(D)</i>	<p>Special education needs and/or disability.</p>
<i>SLCD/N</i>	<p>Speech, language and communication difficulties/needs (SLCN) is an umbrella term. Children with SLCN may have difficulty with only one speech, language or communication skill, or with several. Children may have difficulties with listening and understanding or with talking or both, this is often, but not always associated with other areas of SEN such as ASD, M/SLD, PMLD or PD.</p>
<i>SLD</i>	<p>Severe learning disabilities. Learners have very significant intellectual or cognitive impairments. Learners with SLD may also have difficulties in mobility and co-ordination, communication and perception and the acquisition of self-help skills.</p>
<i>Special school</i>	<p>A school which is specifically organised to make special educational provision for pupils with SEN, these can be any type of school that is approved by the Secretary of State under Section 342 of the Education Act 1996.</p>
<i>SpLD</i>	<p>Specific learning difficulty. This affects a person's ability to process and organise information. These difficulties occur independently of intelligence and cause a severe impact on the person's ability to learn in one particular area only. The types include the following:</p> <ul style="list-style-type: none"> • dyslexia – causes difficulties in literacy, for example in spelling and reading; • dyscalculia – causes difficulties understanding mathematical concepts; and • dyspraxia – affects the fine and/or gross motor skills, which can cause difficulties with balance and co-ordination
<i>Top up funding</i>	<p>If the cost of providing for a pupil with high needs is greater than the core/place funding of £10,000 then the LA pays a top up for that pupil. This is paid in real time and therefore only paid when a pupil is on roll in a school. In Wiltshire, and in most other LAs, a</p>

	banding system is operated in which pupils' needs are assessed against specific bands and a funding value is allocated to each band. All pupils in SS in Wiltshire attract top up funding.
<i>WASSP</i>	Wiltshire special school partnership (working group of LA officers and members, special school representatives, and other key stakeholders, including WPCC).
<i>WPCC</i>	Wiltshire Parent Carer Council

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Table 1: Proposed Changes

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
Chapter 4 Housing delivery strategy					
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, 4.7, 4.8, 4.9, 4.10 and 4.11 ¹ at the end of this table.	Minor
PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 ² at the end of this table	Minor
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read: “The figures above <i>do not include windfall and</i> show a minimum to be allocated <i>that the Plan should aim to allocate</i> , but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.”	Minor
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read: “This supports the sustainable development of the County sought by Objective 2 <i>3</i> of the Plan. These settlements where allocations are justified are:”	Minor

¹ The proposed changes to Section 4 of the draft WHSAP are presented in an addendum to this Schedule

² The proposed changes to Section 4 of the draft WHSAP are presented in an addendum to this Schedule

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PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	<p>Amend the paragraph to read:</p> <p>“All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within areas of search the SHLAA provides a pool of land opportunities for possible housing development <u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u>”</p>	Minor
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	<p>Amend paragraph to read:</p> <p>“Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except one four in the South Wiltshire HMA and well before by then additional allocations will be included within the review of the WCS.”</p>	Minor
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	<p>Amend paragraph to read:</p> <p>“The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -6.5%).</p>	Minor

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PC8	Paragraph 4.41		To correct a typographical error.	Change 'Netheravob' in second sentence to 'Netheravon'.	Minor
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns have disproportionately grown in recent years when compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: "There are marked differences in the anticipated growth of <i>many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill,</i> and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge."	Minor
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read: "In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham <i>and Bowerhill,</i> Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS."	Minor
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: "Chippenham however is now likely to exceed <i>now has the potential to meet</i> the minimum scale of growth anticipated in the WCS by <i>delivery of</i> higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan <i>as well as other significant permissions at the town.</i> "	Minor
PC12	Paragraph		Factual update to reflect the latest	Amend the paragraph to read:	Main

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	4.52		published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	“Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 1,100 dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 4,220 1,247 .”	
Page 46	PC13	Paragraph 4.53	Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read: “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 4,600 1,350 dwellings will be built on this site in the plan period and a further 4,000 1,250 post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This <i>broadly equates</i> can be seen to account for 1,000 of the 4,220 1,247 dwelling shortfall.”	Minor
	PC14	Paragraph 4.63	Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.”	Minor
	PC15	Paragraph 4.64	Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <i>provide a large source of supply</i> are important to ensuring there is a surety of supply to the end of the <i>Plan</i> period <i>to ensure</i> and that the City achieves the role set out in the spatial strategy: Churchfields <i>Fugglestone Red</i> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <i>land</i> at Netherhampton Road, is an allocation of the Plan.	Minor

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PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	<p>Amend paragraph to read:</p> <p><u>“One of the WCS strategic allocations, namely</u> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before <u>beyond the current plan period of</u> 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.</p>	Minor
PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	<p>Amend paragraph to read:</p> <p>“Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields <u>Fugglestone Red</u> and <u>the</u> Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.”</p>	Minor
Chapter 5 Housing Site Allocations					
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		<p>Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan.</p> <p>Amend text to reflect Table headings in Chapter 4, which refers</p>	<p>Amend title in third column in tables as follows:</p> <p>“No of dwellings” <u>“Approximate number of dwellings”</u></p>	Minor

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			to 'Approximate dwellings'.		
PC19	Para 5.4	ID: 395940 Rep: 2968, 2973	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Amend paragraph after second sentence to read:</p> <p><u>"Most sites proposed are of more than one hectare, <i>and</i> will therefore require <i>a</i> flood risk assessment (<i>incorporating an assessment of the predicted effects of climate change</i>) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply <i>thereby complying</i> with Core Policy 67 (Flood Risk) with regard to flood risk <i>and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy."</i></u></p>	Minor
PC20	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	<p>Improve clarity.</p> <p>Additional text highlights the need to address climate change and drainage for all development sites.</p>	<p>Insert text at the end of paragraph 5.4:</p> <p><u>"Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments."</u></p>	Minor
PC21	New paragraph after para 5.4	ID: 395940 Rep: 2995, ID: 382216 Rep: 3018	<p>In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.</p>	<p>Insert new paragraph to read:</p> <p><u>"The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain</u></p>	Minor

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				<u>measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.</u>	
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend existing paragraph 5.5 to read: "Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications.</u> Where necessary, <u>further detailed a site-specific heritage assessments</u> will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary."	Minor
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment	Amend paragraph 5.11 to read: "As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence	Minor

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			Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment. Additional change for consistency with PC22.	can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact Assessment, <u>site specific</u> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan <u>(incorporating a site wide, comprehensive drainage strategy)</u> , Flood Risk Assessment <u>(incorporating an assessment of the predicted effects of climate change)</u> , and Transport Statement.”		
East Wiltshire Housing Market Area						
Housing Allocation H1.1 Empress Way, Ludgershall						
Page 50	PC24	Paragraph 5.21	ID: 1126553 Rep: 953	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	Add text at the end of paragraph: <u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u>	Minor
	PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined.	Amend last sentence of paragraph 5.19 to read: “Transport assessment will <u>determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	Minor
	PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity. To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20: <u>“In the event that land for a school is not required within a period to be agreed with the Council’s Education Department, then the land will be returned and thereby revert to agricultural use.”</u>	Minor

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PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context. In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text: • <u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u>	Minor
PC28	Paragraph 5.21	ID: 395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	Amend paragraph to read: "The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment-, <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u> "	Minor
Housing Allocation H1.2 Underhill Nursery, Market Lavington					
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	Improve clarity. The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.	Insert additional sentence after third sentence to paragraph 5.27: "Mature trees and hedgerows within the site should be retained and protected as priority habitat. <u>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</u> Moreover, all new planting..."	Minor
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 1951 ID: 983136 Rep: 2656	Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.	Extend the boundary of the allocation, as set out in Annex A.	Main

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		ID: 1104618 Rep: 1734			
		ID: 1130331 Rep: 1735			
North and West Housing Market Area					
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71, 5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity. The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read: <u>"Trowbridge Bat Mitigation Strategy"</u>	Minor
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school; and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	Amend the 2 nd bullet point to read: "Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <u>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity."	Minor
Housing Allocation H2.1 Elm Grove Farm, Trowbridge					
PC33	Policy H2.1,	ID: 901939 / 901806	To amend site boundary and include adjoining land within the Council's	Amend the boundary of the allocation as set out in Annex B;	Minor

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	Figure 5.5, Paragraph 5.46	Rep: 1816	ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site's development consistent with the strategic priority identified in PC32.	And first sentence of Policy H2.1 and paragraph 5.46 to read: "Approximately 44.33 17.78 ha of land at Elm Grove Farm..."	
PC34	Policy H2, Policy H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46. Amend first bullet point of Policy H2.1 to read: <ul style="list-style-type: none"> • "Approximately 200 250 dwellings" Amend 2 nd bullet point of Policy H2.1 to read: <ul style="list-style-type: none"> • "At least 1.8ha of land for a two-form entry primary school along with playing pitches <i>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field);</i>" Amend 4th bullet point of Policy 2.1 to read: <ul style="list-style-type: none"> • "A <i>significantly improved and</i> consolidated public open space area incorporating and augmenting <i>adjacent to</i> the existing Queen Elizabeth II Field <i>to provide a play area and junior level sports pitches for local community teams to utilise;</i>" 	Main

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PC35	Policy H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area. .	Amend the 6th bullet point to read: <ul style="list-style-type: none"> " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <u>and the White Horse Business Park.</u>" 	Minor
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Insert additional text at the start of paragraph 5.47: <u>"Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy."</u>	Minor
Page 54 PC37	Paragraph 5.50		In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.	Amend paragraph to read: "Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <u>and, where appropriate, its setting.</u> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <u>by detailed assessments (including heritage) to support any subsequent planning application.</u> "	Minor

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Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge						
Page 55	PC38	Figure 5.6 Paragraph 5.52	<p>ID: 1114350 Rep: 18 -</p> <p>ID: 1115490 / 1115452 Rep: 21</p> <p>ID: 1120664 / 1115452 Rep: 131</p> <p>ID: 1125881 Rep: 723 ID: 403859 Rep: 1457</p> <p>ID: 1130978 / 1130975 Rep: 1832</p>	<p>Factual update.</p> <p>Amend site boundary to reflect land ownership and also to exclude site that has now been developed.</p>	<p>Amend the boundary of the allocation as set out in Annex C;</p> <p>And first sentence of paragraph 5.52 to read:</p> <p>"Approximately 25.62 18.96 ha of land off the A363 south-west of the White Horse Business Park is allocated for the development"</p>	Minor
	PC39	Policy H2, Table 5.3; Paragraph 5.52	<p>ID: 8090227 / 1132859 Rep: 3074</p> <p>ID: 1137984 / 1130975 Rep: 3142-</p>	<p>Improve clarity.</p> <p>To maximise efficient use of land consistent with heritage and ecological constraints increase the number of dwellings to approximately 225 units.</p>	<p>Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings.</p> <p>And amend first sentence of paragraph 5.52 as follows:</p> <p>"...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 150 225 dwellings, as identified on the Policies Map."</p>	Main

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PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Insert new paragraph after paragraph 5.56 to read: <u>“As identified in the Council’s Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm.”</u>	Minor
PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> ”	Minor
Housing Allocation H2.3 Elizabeth Way, Trowbridge					
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 /	Factual update. Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.	Amend the boundary of the allocation as set out in Annex D. And first sentence of paragraph 5.58 to read: “Approximately 46.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development”	Minor

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		1131750 Rep 2119			
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep: 2119 Rep 2126 ID: 1131752 / 1131750 Reps 890 ID: 1054271 Rep: 934 ID: 392036 / 1126545 / 95984063 0 ID: 895670 Rep 1915	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings. Amend first sentence in paragraph 5.58 as follows: "... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map."	Main
PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their	Add text to beginning of paragraph 5.64: <u>"The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting</u>	Minor

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			settings consistent with national policy.	<u>will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout.</u>	
PC45	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u> ”	Minor
Housing Allocation H2.4 Church Lane, Trowbridge					
PC46	Figure 5.8, Paragraph 5.67	ID: 1129173/ 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in Annex E. And first sentence of paragraph 5.67 to read: “Approximately 3.72 5.93 ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor
PC47	Replace Paragraph 5.68 with new text	ID: 403797 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their	Replace 5.68 with new text: “Development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the	Minor

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Page 59			settings consistent with national policy.	A361, rather than improvements to Church Lane.” <u>“The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John’s spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</u>	
	C48	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text at the end of paragraph 5.67 as follows: “...It is an open site that slopes to the south-west towards the Lambrok Stream. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.”</u>
Housing Allocation H2.5 Upper Studley, Trowbridge					
PC49	Policy H2, Table 5.3;	ID: 395553 / 901806	To maximise efficient use of land and in response to representation	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings.	Main

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	Paragraph 5.73	Rep: 1657	increase the number of dwellings to approximately 45 dwellings, and correct site area	Amend first sentence of paragraph 5.73 to read: "Approximately 2.33 2.27 ha of land at Upper Studley is allocated for the development of approximately 20 45 dwellings, as identified on the Policies Map."	
PC50	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.73 as follows: "...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u> "	Minor
Housing Allocation H2.6 Southwick Court, Trowbridge					
PC51	Paragraph 5.78	ID: 403792 Rep: 1645	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.78 to read: "The area is of historic significance as water meadows (<u>non-designated heritage asset</u>) associated with the Grade II* Listed Southwick Court Farmstead <u>that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by <u>the Councils Heritage</u>	Minor

				<p><u>Impact Assessment and</u> the results of <u>further</u> more detailed <u>heritage assessment work to support any subsequent planning application.</u> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <u>alone and in combination,</u> any residual harm would require a clear and convincing justification <u>within any subsequent planning application</u> and should not be substantial. The social, <u>environmental</u> and economic advantages of the development, including the provision of homes <u>along with significant improvements to biodiversity and provision of open space will</u> achieve substantial public benefits. A <u>sensitively designed,</u> comprehensive development scheme will need to <u>minimise harm by ensuring</u> ensure that new homes are directed to the east of the Lambrok Stream <u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <u>Southwick Court and associated</u> this heritage assets.”</p>	
PC52	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.79, as follows:</p> <p>“...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok</u></p>	Minor

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				<u>Stream and associated field drainage systems.</u>	
Warminster					
PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	Improve clarity. Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.	Add new paragraph under 5.87 as follows: " <u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u> "	Minor
PC54	Paragraph 5.87	ID: 706891 Rep 1512 ID: 397127 Rep: 2911 ID: 395940 Rep: 2990	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Amend paragraph 5.87 as follows: "Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <u>As such,</u> a Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan."	Minor
Housing Allocation H2.7 East of the Dene, Warminster					
PC55	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment	Amend paragraph 5.89 to read: " <u>Bishopstrow Conservation Area encloses the site on two</u>	Minor

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			undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<u>sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstow House (Grade II listed) and its designed landscape, as well as Bishopstow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.	
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	Improve context. In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.90 to read: <u>"The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u> The design of an an <u>the</u> access point should also minimise <u>and mitigate</u> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40."	Minor
PC57	Paragraph 5.91	ID: 403792 Rep: 1646 ID: 395940 Rep: 2967, 2968, 2969	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy. Additional wording to address concerns raised by the Environment Agency, highlighting the need to	Amend paragraph 5.91 to read: "The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a a <u>the Council's</u> Heritage Impact Assessment and <u>further detailed site specific assessments required to support the planning application.</u> <u>Development will need to</u> appropriately responds to the character and location <u>al context</u> of the site and <u>robustly</u> respects the significance of the following heritage assets: <ul style="list-style-type: none"> Listed Buildings in the vicinity of the site, including 	Minor

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			address flood risk for all development sites.	<ul style="list-style-type: none"> Bishopstrow House Bishopstrow Conservation Area Views from Battlesbury Camp hillfort <p><u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u></p>	
Housing Allocation H2.8 Bore Hill Farm, Warminster					
PC58	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935/ 556489 Rep: 3061	<p>Factual update.</p> <p>Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.</p>	<p>Amend the boundary of the allocation as set out in Annex F.</p> <p>And first sentence of paragraph 5.93 to read:</p> <p>“Approximately 4.47 4.83ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map....”</p>	Main
PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.</p>	<p>Amend paragraph to read:</p> <p>“The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u>”</p>	Minor

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Housing Allocation H2.9 Boreham Road, Warminster					
PC60	Paragraph 5.99	ID: 403792 Rep 1646	<p>Improve clarity.</p> <p>Insert additional wording to reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>“Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”</p>	Minor
PC61	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Delete paragraph 5.100 and replace with text to read:</p> <p>“Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</p> <p><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent</u></p>	Minor

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				<u>planning application.</u>	
Housing Allocation H2.10 Barbers Farm, Chapmanslade					
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	Increased clarity. Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.	Add text to the end of paragraph 5.103 to read: <u>“Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site.”</u>	Minor
PC63	Paragraph 5.103	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to the end of paragraph 5.103, after PC63:: <u>“. Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u>	Minor
Housing Allocation H2.11 The Street, Hullavington					
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update. Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read: “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25 0.2 ha to allow for the expansion of the primary school, as shown on the Policies Map.”	Minor
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update. Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read: “A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the	Minor

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				surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”	
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Additional text to be added to the end of the paragraph:</p> <p><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor
Housing Allocation H2.12: East of Farrells Field, Yatton Keynell					
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	<p>Factual update.</p> <p>The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.</p>	<p>Amend the boundary of the allocation as set out in Annex G.</p> <p>And first sentence of paragraph 5.109 to read:</p> <p>“Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4.3 <u>1.2</u>ha of land, as shown on the Policies Map.”</p>	Minor
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Amend paragraph after first sentence, as follows:</p> <p><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy</u></p>	Minor

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				<u>68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.</u> It is <u>The site</u> is well located with regard to local services and facilities. The site <u>It is</u> in agricultural use and represents the continuation of recent development in this part of the settlement.”	
PC69	Paragraph 5.110		Factual update. The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.	Amend text to read: “ A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and the possibility to link to adjacent footpaths should be explored.”	Minor
Housing Allocation H2.13: Ridgeway Farm, Crudwell					
PC70	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	For clarity. The site boundary be amended to meet the northern field boundary and allow for landscaping.	Amend the boundary of the allocation as set out in Annex H. And first sentence of paragraph 5.112 to read: “Approximately 1.7 <u>2.03</u> ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”	Minor
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.	Insert new second sentence and amend third as follows: “ <u>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that</u>	Minor

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				<u>regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is <i>The site is nonetheless</i></u> in a location that has the capacity to accommodate change from an environmental and landscape perspective.”	
Housing Allocation H2.14: Court Orchard/Cassways, Bratton					
PC72	Policy H2, Table 5.3; Paragraph 5.116	<p>ID: 1126059 Rep: 19</p> <p>ID: 1125220 Rep: 499</p> <p>ID: 1125255 Rep: 502</p> <p>ID: 1125408 Rep: 545</p> <p>ID: 1126059 Rep: 929</p> <p>ID: 1124313 Rep: 1024, 1028, 1019</p> <p>ID: 1129546 Rep: 1612</p>	In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35 dwellings to allow for a more sensitively designed development.	<p>Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassways, Bratton with 35 dwellings.</p> <p>Amend first sentence of paragraph 5.116 to read:</p> <p>“Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 40 dwellings, as identified on the Policies Map.”</p>	Minor

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Page 70		<p>ID: 704825 Rep: 1725, 1726, 1728, ,1745</p> <p>ID: 1125770 Rep 2302</p> <p>ID: 04313 Rep 2360</p> <p>ID: 1133661 Rep 2631</p>			
	PC73	5.120	<p>ID: 395940 Rep: 2967, 2968, 2969</p> <p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p>“Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site. <u>Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u></p>	Minor
South Housing Market Area					
PC74	Paragraph 5.128		<p>Factual update.</p> <p>Amend incorrect reference in 1st bullet point to Salisbury Transport Strategy as strategy has now been</p>	<p>Amend text to read:</p> <p>“Transport: development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS.</p>	Minor

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			refreshed.	Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the <u>refresh of the</u> Salisbury Transport Strategy <u>(2018)</u> will allow <u>has reviewed</u> the effectiveness of existing measures to be reviewed and proposes new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”	
PC75	Paragraph 5.128		In response to comments from Natural England and Environment Agency regarding River Avon SAC.	Amend 3 rd bullet point in text as follows: <ul style="list-style-type: none"> • “Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a <u>As such, the</u> Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.” 	Minor
Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury					
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May	Add new site to Policy H3 Table 5.4 under Salisbury Community Area: <u>“H3.x, The Yard, Hampton Park, 14 dwellings”</u>	Major

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			2018).		
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	<p>After paragraph 5.149 add in new site allocation, as set out below.</p> <p>Insert heading: <u>“H3.x The Yard, Hampton Park, Salisbury”</u></p> <p>Then insert site allocation figure as set out in Annex I;</p> <p>And insert following new paragraphs after.</p> <p>New para: <u>“The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u></p> <p>New para: <u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></p> <p>New para: <u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust</u></p>	Minor

				<p><u>landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.</u></p> <p>New para:</p> <p><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></p> <p>New para:</p> <p><u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u></p>	
Housing Allocation H3.1: Netherhampton Road, Salisbury					
PC78	Para 5.129		<p>Factual update:</p> <p>Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)</p>	<p>Amend 2nd and 3rd sentences of paragraph 5.129 to read:</p> <p>“All built development will be below the 75 70m contour and a scheme will include a country park and extensive planting.” Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby contribute towards maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area.”</p>	Minor
PC79	Para 5.136		<p>Factual update:</p>	<p>Amend third sentence to read:</p>	Minor

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			The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	“To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <u>refresh (2018).</u> ”	
PC80	Para 5.137 2nd sentence		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend second sentence to read: “This too would be undertaken in conjunction with an <u>the updated</u> Salisbury Transport Strategy <u>refresh (2018)</u> that takes account of planned strategic growth of Salisbury.”	Minor
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity: To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Policy H3.1 to read; “Development will take place in accordance with a masterplan for the site approved by the Council <u>as part of the planning application process.</u> ”	Minor
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <u>measures (including a Sustainable Drainage System)</u> that results in run-off rates equalling, or greater than <u>bettering</u> current greenfield infiltration	

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				rates.”	
Housing allocation H3.3: North of Netherhampton Road					
PC83	Replace para 5.144 with new text	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.</p>	<p>Replace paragraph 5.144 as follows:</p> <p>“The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.”</p> <p><u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.”</u></p>	Minor
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with</p>	Minor

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			address flood risk and drainage for all development sites.	regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u>	
PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145: <u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u>	Minor
Housing allocation H3.4: Land at Rowbarrow, Salisbury					
PC86	Paragraph 5.146	ID: 1130961/556489 Reps: 1823-1831	Factual update. Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read: “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on <u>5.56</u> 6.4ha of land as shown on the Policies Map.”	Minor
PC87	Figure 5.22	ID: 1130961/55489 Reps: 1823-1831	Factual update. Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in Annex J.	Minor
PC88	Para 5.148		For clarity.	Amend paragraph 5.148 to read:	Minor

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Page 77			Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	<p>“This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u>”</p>	
	C89	Paragraph h 5.147	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <u>In line with national policy, a</u>Detailed design and layout will be guided by <u>an assessment of heritage assets and their significance (including the contribution made by their setting).</u> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.</p>
Housing allocation H3.5: Clover Lane, Durrington					
PC90	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC	<u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage.</u>	

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			and phosphate loads.	<u>As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan.</u>	
PC91 Page 78	Figure 5.23 Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update. Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in Annex K. And amend first sentence of paragraph 5.153 to read: “Approximately 1.9 4.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows: “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <u>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</u> Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the	

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				scheme.”													
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Insert new text at the end of paragraph:</p> <p><u>“Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor												
Housing allocation H3.6: Larkhill Road, Durrington																	
PC94	Paragraph 5.157	ID: 395940 Rep 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.</p>	<p>Add new sentences to end of paragraph:</p> <p><u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor												
Chapter 6 Settlement Boundary Review																	
PC95	Table 6.1 (Page 72)	ID: Rep:	<p>Factual update.</p> <p>Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.</p>	<p>Move West Lavington and Littleton Panell into column 3 of Table 6.1:</p> <table border="1" data-bbox="1077 1104 1946 1372"> <thead> <tr> <th colspan="3">Devizes</th> </tr> <tr> <th></th> <th>Devizes*</th> <th>Devizes*</th> </tr> </thead> <tbody> <tr> <td></td> <td>Bromham</td> <td>Potterne</td> </tr> <tr> <td></td> <td>Market Lavington</td> <td>Urchfont</td> </tr> </tbody> </table>	Devizes				Devizes*	Devizes*		Bromham	Potterne		Market Lavington	Urchfont	Minor
Devizes																	
	Devizes*	Devizes*															
	Bromham	Potterne															
	Market Lavington	Urchfont															

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				Rowde	<u>West Lavington and Littleton Panell</u>	
				West Lavington and Littleton Panell		
				Worton		
Page 80	PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete bullet point 5: West Lavington and Littleton Panell, and	Minor
	PC97	Appendix A (Page 79), Paragraph A.3	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Amend paragraph A.3: "The settlement boundaries for Potterne, and Urchfont <u>and West Lavington and Littleton Panell</u> have not been reviewed because of neighbourhood plans."	Minor
	PC98	Page 84	ID: Rep:	Factual update.	Delete 'West Lavington and Littleton Panell settlement boundary' map.	Minor

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			The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.				
Page 81	PC99 Page 73, Table 6.2	ID: Rep:	Factual update.	Move Christian Malford into column 3 of Table 6.2:	Minor		
			Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Chippenham⁽²⁴⁾			
						Christian Malford	<u>“Christian Malford”</u>
						Hullavington	
						Kington St Michael	
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1: Christian Malford	Minor		

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PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35: <u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u>	Minor																		
PC102	Page 109	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Christian Malford map.	Minor																		
PC103	Page 74, Table 6.2	ID:1051839 Rep: 1548	Factual update. Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Cricklade into column 3 of Table 6.2: <table border="1" data-bbox="1081 906 1868 1310"> <thead> <tr> <th colspan="3" data-bbox="1081 906 1868 975">Royal Wootton Bassett and Cricklade</th> </tr> </thead> <tbody> <tr> <td data-bbox="1081 978 1227 1042"></td> <td data-bbox="1232 978 1585 1042">Cricklade</td> <td data-bbox="1590 978 1868 1042"><u>“Cricklade”</u></td> </tr> <tr> <td data-bbox="1081 1045 1227 1109"></td> <td data-bbox="1232 1045 1585 1109">Lyneham</td> <td data-bbox="1590 1045 1868 1109"></td> </tr> <tr> <td data-bbox="1081 1112 1227 1176"></td> <td data-bbox="1232 1112 1585 1176">Purton</td> <td data-bbox="1590 1112 1868 1176"></td> </tr> <tr> <td data-bbox="1081 1179 1227 1243"></td> <td data-bbox="1232 1179 1585 1243">Royal Wootton Bassett</td> <td data-bbox="1590 1179 1868 1243"></td> </tr> <tr> <td data-bbox="1081 1246 1227 1310"></td> <td data-bbox="1232 1246 1585 1310"></td> <td data-bbox="1590 1246 1868 1310"></td> </tr> </tbody> </table>	Royal Wootton Bassett and Cricklade				Cricklade	<u>“Cricklade”</u>		Lyneham			Purton			Royal Wootton Bassett					Minor
Royal Wootton Bassett and Cricklade																							
	Cricklade	<u>“Cricklade”</u>																					
	Lyneham																						
	Purton																						
	Royal Wootton Bassett																						

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PC104	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 2: Cricklade	Minor
PC105	Appendix A (Page 132) paragraph A.60	ID:1051839 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add new paragraph after paragraph A.60: <u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u>	Minor
PC106	Page 134	ID:1051839 Rep: 1548	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Cricklade map.	Minor

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Following consideration of representations to the pre-submission consultation, a schedule of proposed changes to settlement boundaries (including recent development up to April 2017), have been presented as tracked changes in the submission version of the Community Area Topic Papers. Appendix A to the Community Area Topic Papers contains new tables listing the proposed changes for each settlement, where relevant, and revised settlement boundary review maps for all settlements.

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Replacement tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11 to reflect the latest housing land supply statement published March 2018 (base date April 2017)

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,497 <u>3,624</u>	2,273 <u>2,311</u>	470 <u>5</u>
North and West Wiltshire HMA	24,740	12,603 <u>13,025</u>	11,566 <u>10,606</u>	574 <u>1,109</u>
South Wiltshire HMA	10,420	5,067 <u>5,388</u>	4,759 <u>3,701</u>	594 <u>1,331</u>

Table 4.7 HMA housing land supply 2006-2026

HMA	Housing requirement 2006-2026	Housing Completions 2006-2017	Commitments 2017-2026	Windfall allowance (2017-2026)	Plan allocations 2017-2026	TOTAL	Surplus
East Wiltshire	5,940	3,497 <u>3,624</u>	2,273 <u>2,311</u>	811 <u>823</u>	241	6,822 <u>6,997</u>	882 <u>1,057</u>
North & West Wiltshire	24,740	12,603 <u>13,025</u>	11,566 <u>10,606</u>	2,086 <u>2,209</u>	1,195 <u>1,395</u>	27,035 <u>27,235</u>	2,710 <u>2,495</u>
South Wiltshire	10,420	5,388 <u>5,388</u>	4,759 <u>3,701</u>	736 <u>743</u>	795 <u>804</u>	11,357 <u>10,636</u>	937 <u>216</u>

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Table 4.8 HMA Five year land supply estimates 2017-2026

Year supply (Liverpool)	2017/2018	2018/2019	2019/2020	2020/2011	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
East HMA	9.18 <u>8.77</u>	9.14 <u>9.07</u>	9.75 <u>9.95</u>	12.20 <u>11.21</u>	22.44 <u>16.33</u>	20.18 <u>17.13</u>	14.01 <u>15.45</u>	9.84 <u>14.24</u>	7.45 <u>9.83</u>
North and West HMA	7.15 <u>6.24</u>	7.54 <u>6.80</u>	7.64 <u>7.01</u>	7.54 <u>7.07</u>	7.85 <u>7.19</u>	7.92 <u>7.24</u>	7.48 <u>7.13</u>	6.54 <u>6.60</u>	5.30 <u>5.74</u>
South HMA	6.09 <u>5.70</u>	6.30 <u>5.95</u>	6.43 <u>5.75</u>	6.65 <u>5.57</u>	6.88 <u>5.46</u>	7.13 <u>5.14</u>	6.70 <u>4.19</u>	5.87 <u>3.25</u>	4.75 <u>2.42</u>

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Table 4.9 East Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Devizes	2,010	1,447 <u>1,501</u>	689 <u>612</u>	2,136 <u>2,113</u>	6.3% <u>5.1%</u>
Marlborough	680	357 <u>397</u>	306 <u>304</u>	663 <u>701</u>	2.6% <u>3.1%</u>
Tidworth and Ludgershall	1,750	728 <u>767</u>	1,109 <u>1,177</u>	1,836 <u>1,944</u>	5.0% <u>11.1%</u>
TOTAL	4,440	2,532 <u>2,665</u>	2,103 <u>2,093</u>	4,635 <u>4,758</u>	4.4% <u>7.2%</u>
Rural areas					
Devizes CA remainder	490	286 <u>297</u>	182 <u>177</u>	468 <u>474</u>	-4.5% <u>-3.3%</u>
Marlborough CA remainder	240	160 <u>157</u>	46 <u>52</u>	206 <u>209</u>	-14.1% <u>-12.9%</u>
Pewsey CA	600	426 <u>416</u>	179 <u>192</u>	605 <u>608</u>	0.9% <u>1.3%</u>
Tidworth CA remainder	170	93 <u>89</u>	3 <u>23</u>	96 <u>112</u>	-43.5% <u>-34.1%</u>
TOTAL	1,500	965 <u>959</u>	410 <u>444</u>	1,375 <u>1,403</u>	-8.3% <u>-6.5%</u>

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Table 4.10 North and West Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Bradford on Avon	595	387 <u>384</u>	212 <u>218</u>	599 <u>602</u>	1%
Calne	1,440	964 <u>1,034</u>	807 <u>847</u>	1,768 <u>1,881</u>	23% <u>31%</u>
Chippenham	4,510	1,204 <u>1,230</u>	3,819 <u>3,016</u>	5,023 <u>4,246</u>	11% <u>-6%</u>
Corsham	1,220	646 <u>597</u>	587 <u>629</u>	1,233 <u>1,226</u>	4% <u>0%</u>
Malmesbury	885	560 <u>657</u>	455 <u>385</u>	1,015 <u>1,042</u>	15% <u>18%</u>
Melksham and Bowerhill	2,240	1,370 <u>1,445</u>	1,221 <u>1,113</u>	2,591 <u>2,558</u>	16% <u>14%</u>
Royal Wootton Bassett	1,070	997 <u>1,014</u>	158 <u>140</u>	1,155 <u>1,154</u>	-18% <u>8%</u>
Trowbridge	6,810	2,965 <u>3,019</u>	2,625 <u>2,544</u>	5,590 <u>5,563</u>	-15% <u>-18%</u>
Warminster	1,920	603 <u>615</u>	1,055 <u>1,140</u>	1,658 <u>1,755</u>	-14% <u>-9%</u>
Westbury	1,500	877 <u>940</u>	934 <u>851</u>	1,808 <u>1,791</u>	21% <u>19%</u>
TOTAL	22,190	10,570 <u>10,935</u>	11,871 <u>10,883</u>	22,441 <u>21,818</u>	4% <u>2%</u>
Rural areas					
Bradford on Avon CA remainder	185	119 <u>123</u>	72 <u>56</u>	191 <u>179</u>	3% <u>-3%</u>
Calne CA remainder	165	92 <u>96</u>	153 <u>171</u>	245 <u>267</u>	49% <u>62%</u>
Chippenham CA remainder	580	409 <u>419</u>	113 <u>166</u>	522 <u>585</u>	-10% <u>1%</u>
Corsham CA remainder	175	255 <u>285</u>	96	351 <u>381</u>	101% <u>118%</u>
Malmesbury CA remainder	510	336 <u>340</u>	144 <u>210</u>	480 <u>550</u>	-6% <u>8%</u>
Melksham CA remainder	130	101 <u>115</u>	38 <u>44</u>	139 <u>159</u>	7% <u>22%</u>
Royal Wootton Bassett and Cricklade CA remainder	385	315 <u>305</u>	150 <u>177</u>	465 <u>482</u>	21% <u>25%</u>
Trowbridge CA remainder	165	255 <u>256</u>	23 <u>32</u>	278 <u>288</u>	69% <u>75%</u>
Warminster CA remainder	140	61 <u>91</u>	53 <u>68</u>	113 <u>159</u>	2% <u>14%</u>

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Westbury CA remainder	115	61 60	47 46	108 106	-6% -8%
TOTAL	2,550	2,033 2,090	890 1,274	2,923 3,364	15% 24%

Table 4.11 South Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Amesbury, Bulford and Durrington	2,440	1,311 1,446	1,101 873	2,412 2,319	-1% -5%
Salisbury	6,060	2,273 2,436	3,833 2,956	6,637 5,924	10% -2%
Wilton		323 321	208 211		
TOTAL	8,500	3,907 4,203	5,142 4,040	9,049 8,243	6% -3%
Rural areas					
Amesbury CA remainder	345	179 176	58 73	237 249	-31% -28%
Mere CA remainder	50	37 42	5 7	42 49	-15% -2%
Mere	235	126 123	139 143	265 266	13%
Downton	190	88 101	105 92	193	2%
Tisbury	200	170 169	5 9	175 178	-12% -11%
Wilton CA remainder	255	115 123	11 14	126 137	-51% -46%
Southern Wiltshire CA remainder	425	385 389	78 98	463 487	9% 15%
Tisbury CA remainder	220	60 62	11 16	71 78	-68% -65%
TOTAL	1,920	1,160 1,185	412 452	1,572 1,637	-18% -15%

Appendix 2: Schedule of Proposed Changes to the Pre-submission Draft Plan (May 2018)

Table 4.4 East Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 ³

Table 4.5 North and West Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynall	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 ⁴
Trowbridge	613	Elm Grove Farm	200 <u>250</u>
	1021	Church Lane	45
	3260	Upper Studley	20 <u>45</u>
	298	Land off the A363 at White Horse Business Park	150 <u>225</u>
	3565	Southwick Court	180
	297/263	Elizabeth Way	205 <u>355</u>
Warminster	603	East of the Dene	100
	302/1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard/Cassways	40 <u>35</u>

Table 4.6 Southern Wiltshire Housing Market Area – Summary of allocations

³ This total includes 109 dwellings that already have planning permission

⁴ This total includes 10 dwellings that already have planning permission

Appendix 2: Schedule of Proposed Changes to the Pre-submission Draft Plan (May 2018)

Settlement	SHLAA reference	Site name	Approximate dwellings
Durrington	3154/S98	Clover Lane	45
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100
	<u>OM003</u>	<u>The Yard</u>	<u>14</u>

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4. Housing delivery strategy

How many homes are needed and where?

- 4.1 The WCS divides housing provision between the three HMAs. The vast proportion of housing needed over the plan period has already been built or is already committed.

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,497 3,624	2,273 2,311	170 5
North and West Wiltshire HMA	24,740	12,603 13,025	11,566 10,606	571 1,109
South Wiltshire HMA	10,420	5,067 5,388	4,759 3,701	594 1,331

- 4.2 The figures above ***do not include windfall and*** show a minimum to be allocated **that the Plan should aim to allocate**, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.

- 4.3 In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements, Market Towns and Local Service Centres). This supports the sustainable development of the County sought by Objective 2 **3** of the Plan. These settlements where allocations are justified are:

Table 4.2 Higher Tier Settlements where allocations were made

Housing Market Area	Principal Settlement, Market Towns and Local Service Centres
East Wiltshire HMA	Tidworth and Ludgershall Market Lavington
North and West Wiltshire HMA	Trowbridge Warminster
South Wiltshire HMA	Salisbury Amesbury, Bulford and Durrington

- 4.4 The WCS proposes much more modest levels of housing provision at Large Villages as reflected in the indicative scales of housing for each community area. Some new development, to meet local needs, may be appropriate at some of the designated Large Villages within these rural areas either through sites allocated in the Plan or by Neighbourhood Plans produced by the local community.

4.5 No allocations are made at Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA. Housing to meet local needs can be identified where necessary through neighbourhood planning. Neighbourhood planning will also supplement supply in the other two HMAs. No suitable sites were available at Large Villages in the South Wiltshire HMA and therefore the Plan makes no allocations in that area either. The Plan makes allocations at Large Villages only in the North and West Wiltshire HMA. These involve the following Community Areas:

Table 4.3 Community Areas where allocations were made at Large Villages

Housing Market Area	Large Villages
North and West Wiltshire Housing Market Area	Chippenham Community Area Remainder Malmesbury Community Area Remainder Warminster Community Area Remainder Westbury Community Area Remainder

How were sites selected?

4.6 A separate topic paper explains the Council's approach to site selection⁽¹⁰⁾.

Stage 1: Areas of Search

4.7 The selection process identifies land for house building that supports the distribution and indicative levels of housing set out in the WCS. Site selection prioritises allocating housing sites at those main settlements and areas where land supply needs to be supplemented in order to meet those levels. The outcome of stage one therefore defined 'areas of search' where sites do need to be selected (see above).

Stage 2: Strategic Assessment

2A: Exclusionary criteria

4.8 All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA)⁽¹¹⁾. Within areas of search the SHLAA provides a pool of land opportunities for possible housing development. **Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA sites for site assessment purposes.**

4.9 Other land, not included in the SHLAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot be said to be available or developable within the plan period. It cannot be counted on to supplement housing land supply and therefore, for the Plan to be effective, land other than SHLAA sites has not been considered for inclusion. SHLAA sites were therefore the basic building blocks of the Plan, but they simply amount to land put forward for development.

10 Topic Paper 2: Site Selection Process Methodology, Wiltshire Council (June 2017)

11 Strategic Housing and Economic Land Availability Assessment, Wiltshire Council, (at 1 January 2017)

- 4.10** This does not mean any particular site is developable or suitable for development; either in part or whole. There may be a number of barriers to development ruling out their suitability. SHLAA sites may include land with areas at risk of flooding or ecological or historic sites that are important to protect. A strategic assessment tested each SHLAA site against a number of such constraints and criteria including whether a site was already committed for development or within the urban area.
- 4.11** Some sites were also detached from a settlement with no prospect of forming a part of its existing built up area. Where housing development involves encroachment into the countryside it should take place in a way that expands an existing built up area in order to prevent unnecessary loss of open countryside and so that new homes are directly-related to the community.
- 4.12** SHLAA sites were rejected, or a reduction in their capacity to accommodate housing noted because one or more of these considerations applied to part or the whole leaving a smaller set of potential sites within areas of search.

2B: Large villages

- 4.13** The WCS sets down requirements for scales of new housing at each of the County's main settlements. It provides an approximate scale of anticipated housing development for the surrounding rural hinterland of each community area. These areas contain several rural settlements (Large and Small Villages and in some instances Local Service Centres) that do not have individually set levels of development. The spatial strategy requires new housing development at these Large and Small Villages to be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Some rural settlements are designated as Local Service Centres where levels of facilities and local employment suggest greater potential for growth and self-containment.
- 4.14** Opportunities at some Large Villages have not been explored because local housing needs for the plan period have already been accommodated; either through development that has already taken place or that is planned. Further development brought about by new plan allocations would be in excess of meeting local needs and result in conflict with WCS Core Policy 1. SHLAA sites at these Large Villages were not therefore considered reasonable alternatives.
- 4.15** The future development of some Large Villages has already been thoroughly considered by Neighbourhood Plans. Neighbourhood planning addresses the housing needs of a settlement in accordance with Core Policy 1 of the WCS. It is unnecessary for the Plan to supplement local consideration and SHLAA sites at Large Villages where Neighbourhood Plan preparation is at an advanced stage are not considered reasonable alternatives.
- 4.16** Housing development at Small Villages is required to take the form purely of limited infill. House building will be small in scale, for sites of single figures, and the Plan does not seek to identify such sites.
- 4.17** Based on an assessment of these factors, a number of Large Villages were excluded from further consideration and potential sites at these Large Villages were therefore rejected.

Stage 3: Sustainability Appraisal

- 4.18** After a high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). This is a transparent and systematic way of carrying out a detailed assessment of the sustainability performance of all the remaining site options using a SA framework.

- 4.19** The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site was assessed against each of the objectives using a consistent set of decision-aiding questions. The objectives and decision aiding questions resulted from consultation on a scoping report. The appraisal used common evidence and the process therefore ensured a transparent, consistent and equitable comparison of all reasonable alternatives.
- 4.20** Where potential sites were rejected, the reasons for doing so are clearly stated. Other sites were divided into 'more sustainable' and 'less sustainable' site options.

Stage 4: Selection of Preferred Sites and Developing Plan Proposals

4A: Selection of preferred sites

- 4.21** The focus for further work was the set of 'more sustainable' sites identified at stage 3. Further consultation with stakeholders helped to develop potential sites into site options with individual housing capacities and specific boundaries. Consultation also helped 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. In exceptional circumstances, it was necessary to consider 'less sustainable' sites.

4B: Developing Plan Proposals

- 4.22** Previous stages assessed individual sites. Together the total amount of housing proposed in the Plan should aim to ensure overall supply at least meets HMA requirements. The form housing land supply takes should also provide for a demonstrable five year supply of land for each year in the plan period. Therefore shortcomings in terms of the total number of dwellings, the components of supply and its timing may require previous stages to be revisited, possibly in order to expand areas of search and the number of potential site options. Topic Paper 4: 'Developing Plan Proposals' considers these issues for each HMA in turn.
- 4.23** This stage also checked how all the draft allocations together fitted with the spatial strategy; in terms of the overall distribution of housing growth; the approach to rural areas; and the role of Principal Settlements and Market Towns. Where there is a shortfall at any Market Town or Principal Settlement then there is an assessment of possible impact in terms of the wider area and measures for the future are suggested to address those potential effects.
- 4.24** The rationale for the Plan is to supplement housing land supply. This is a strategic priority stemming from the WCS. The spatial strategy expects development at Large Villages to respond to local needs. At the same time it is Government and the Council's wish to give direct power to local communities to articulate their own visions for their area, to define and respond to their own local need. Therefore, in the absence of a strategic priority, where land supply can meet objectives of the Plan without allocating sites at villages then it should not. This stage has therefore specifically reviewed the purpose and the case for making allocations at Large Villages.

Stage 5 Viability Assessment

- 4.25** Viability assessment has verified that preferred sites and the scale of development identified in the Plan would not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It also shows that preferred sites are capable of providing policy compliant levels of affordable homes. The Assessment has been carried out by independent experts on this aspect and their report has been published separately (Topic Paper 5: Assessment of Viability).

Stage 6: Sustainability Appraisal of Plan Proposals and Habitats Regulation Assessment

4.26 Following completion of the viability assessment, a final stage of SA was undertaken on draft policies within the Plan and further refinements were necessary to improve mitigation measures to see that the Plan delivers the most sustainability benefits possible. This stage of the assessment considered the impact of the Plan as whole; its cumulative effects.

4.27 In terms of biodiversity, the impact of potential sites on European Designations is an important factor in the selection of preferred sites. The Plan as a whole however is also required through the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), to consider if it may have a likely significant effect on European Sites either alone or in combination with other plans or projects. The Appropriate Assessment concludes that the Plan will not have adverse effects on the integrity of any European Sites. The reasons for this conclusion have been published separately in the Habitats Regulations Assessment.

Summary of site allocations

4.28 Each Community Area Topic Paper considers whether it is appropriate to allocate sites for housing development, based on the remaining requirements for that Community Area, and justifies the selection of particular sites. In summary the Plan allocates the following sites in each HMA.

East Wiltshire Housing Market Area

Table 4.4 East Wiltshire Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/ 530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 ⁽¹²⁾

North and West Wiltshire Housing Market Area

Table 4.5 North and West Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynell	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 ⁽¹³⁾
Trowbridge	613	Elm Grove Farm	200 250

12 This total includes 109 dwellings that already have planning permission

13 This total includes 10 dwellings that already have planning permission

	1021	Church Lane	45
	3260	Upper Studley	20 45
	298	Land off the A363 at White Horse Business Park	150 225
	3565	Southwick Court	180
	297/ 263	Elizabeth Way	205 355
Warminster	603	East of the Dene	100
	302/ 1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard / Cassways	40 35

South Wiltshire Housing Market Area

Table 4.6 South Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Durrington	3154/ S98	Clover Lane	45 ⁽¹⁴⁾
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100
	<u>OM003</u>	<u>The Yard</u>	<u>14</u>

4.29 The site allocations for each HMA meet two objectives of the Plan (Objectives 2 and 3):

- To help demonstrate a rolling five year supply of deliverable land for housing development.
- To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy.

Objective 2 Housing Land Supply

4.30 In addition to allocations in the WCS and the Plan, as well as sites with planning permission, the Council has made an allowance for windfall sites in the five year supply. With sites allocated in this plan, overall provision for new housing in each HMA is as follows:

14 This total includes approximately 15 dwellings that already have planning permission

Table 4.7 HMA housing land supply 2006-2026

Housing Market Area (HMA)	Minimum Housing Requirement	Completed (2006-2017)	Commitments (2017-2026)	Windfall Allowance (2017-2026)	Plan Allocations (2017-2026)	TOTAL	Surplus
East Wiltshire	5,940	3,497 <u>3,624</u>	2,273 <u>2,311</u>	811 <u>823</u>	241	6,822 <u>6,997</u>	882 <u>1,057</u>
North and West Wiltshire	24,740	12,603 <u>13,025</u>	11,566 <u>10,606</u>	2,086 <u>2,209</u>	1,195 <u>1,395</u>	27,450 <u>27,235</u>	2,710 <u>2,495</u>
South Wiltshire	10,420	5,067 <u>5,388</u>	4,759 <u>3,701</u>	736 <u>743</u>	795 <u>804</u>	11,357 <u>10,636</u>	937 <u>216</u>

4.31 The Plan helps to provide for the amount of housing required by the WCS. Plan preparation has also looked at the likely timings of construction of the various land sources using trajectories of dwelling completions (housing trajectories). The results are reported in Topic Paper 4: Developing Plan Proposals. This assesses how the Plan achieves a sufficient supply in each year over the plan period in order to meet the objective of ensuring a five year supply of deliverable land for each of the remaining years of the WCS plan period to 2026.

4.32 Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five year requirement through to the end of the plan period for all years except **one four** in the South Wiltshire HMA and **well before by** then additional allocations will be included within the review of the WCS.

Table 4.8 HMA Five year land supply estimates 2017-2026

HMA	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
East Wiltshire	9.18 <u>8.77</u>	9.11 <u>9.07</u>	9.75 <u>9.95</u>	12.20 <u>11.21</u>	22.44 <u>16.33</u>	20.18 <u>17.13</u>	14.01 <u>15.45</u>	9.81 <u>14.24</u>	7.45 <u>9.83</u>
North and West Wiltshire	7.15 <u>6.24</u>	7.54 <u>6.80</u>	7.64 <u>7.01</u>	7.54 <u>7.07</u>	7.85 <u>7.19</u>	7.92 <u>7.24</u>	7.48 <u>7.13</u>	6.54 <u>6.60</u>	5.30 <u>5.74</u>
South Wiltshire	6.09 <u>5.70</u>	6.30 <u>5.95</u>	6.43 <u>5.75</u>	6.65 <u>5.57</u>	6.88 <u>5.46</u>	7.13 <u>5.14</u>	6.70 <u>4.19</u>	5.87 <u>3.25</u>	4.75 <u>2.42</u>

4.33 To be sure of maintaining a surety of supply, the annual estimates should exceed the five year requirement and buffer anticipated by national planning policy. A surplus is important to allow for any possibility of under delivery in the future.

Objective 3 Spatial Strategy

- 4.34** The scale and distribution of site options at each settlement should also be consistent with that proposed by the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.
- 4.35** It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.
- 4.36** Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.
- 4.37** The following sections describe the relationship between the distribution of housing development (including the site allocations) and the spatial strategy for each of the County's HMAs.

East Wiltshire Housing Market Area

- 4.38** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.9 East Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Devizes	2,010	1,447 1,501	689 612	2,136 2,113	6.3% 5.1%
Marlborough	680	357 397	306 304	663 701	-2.6% 3.1%
Tidworth and Ludgershall	1,750	728 767	1,109 1,177	1,836 1,944	5.0% 11.1%
TOTAL	4,440	2,532 2,665	2,103 2,093	4,635 4,758	4.4% 7.2%
Rural areas					
Devizes CA remainder	490	286 297	182 177	468 474	-4.5% -3.3%
Marlborough CA remainder	240	160 157	46 52	206 209	-14.1% -12.9%
Pewsey CA	600	426 416	179 192	605 608	0.9% 1.3%
Tidworth CA remainder	170	93 89	3 23	96 112	-43.5% -34.1%

TOTAL	1,500	965 <u>959</u>	410 <u>444</u>	1,375 <u>1,403</u>	-8.3% <u>-6.5%</u>
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- 4.39** The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -6.5%).
- 4.40** Indicative levels of housing for Market Towns are not a ceiling and a variance would not seem to present new or significant issues for local infrastructure and environmental capacity.
- 4.41** Similarly, variations from the spatial strategy do not appear to give rise to significant issues. The rural area around Tidworth contains two designated Large Villages: Collingbourne Ducis and Netheravon^{nb}. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.
- 4.42** A number of rural communities within the HMA are developing a local vision for the sustainable development of their settlement using neighbourhood planning⁽¹⁵⁾. These will address local needs, including needs for new homes, and they will progress further allocations to include housing that will contribute to supply. Neighbourhood plans will be a main means to sustain the roles of Large Villages described in the spatial strategy.
- 4.43** The distribution of housing development accords with the underlying principles of the WCS to direct development to the most suitable, sustainable locations.

North and West Wiltshire Housing Market Area

- 4.44** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.10 North and West HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Bradford on Avon	595	387 <u>384</u>	212 <u>218</u>	599 <u>602</u>	1%
Calne	1,440	961 <u>1,034</u>	807 <u>847</u>	1,768 <u>1,881</u>	23% <u>31%</u>
Chippenham	4,510	1,204 <u>1,230</u>	3,819 <u>3,016</u>	5,023 <u>4,246</u>	11% <u>-6%</u>
Corsham	1,220	646 <u>597</u>	587 <u>629</u>	1,233 <u>1,226</u>	1% <u>0%</u>
Malmesbury	885	560 <u>657</u>	455 <u>385</u>	1,015 <u>1,042</u>	15% <u>18%</u>
Melksham and Bowerhill	2,240	1,370 <u>1,445</u>	1,221 <u>1,113</u>	2,591 <u>2,558</u>	16% <u>14%</u>
Royal Wootton Bassett	1,070	997 <u>1,014</u>	158 <u>140</u>	1,155 <u>1,154</u>	8%

15 Community Area Topic Papers summarise progress on neighbourhood planning

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Trowbridge	6,810	2,965 3,019	2,625 2,544	5,590 5,563	-18%
Warminster	1,920	603 615	1,055 1,140	1,658 1,755	-14% -9%
Westbury	1,500	877 940	931 851	1,808 1,791	21% 19%
TOTAL	22,190	10,570 10,935	11,871 10,883	22,441 21,818	1% 2%
Rural areas					
Bradford on Avon CA remainder ¹	185	119 123	72 56	191 179	3% -3%
Calne CA remainder	165	92 96	153 171	245 267	49% 62%
Chippenham CA remainder	580	409 419	113 166	522 585	-10% 1%
Corsham CA remainder	175	255 285	96	351 381	101% 118%
Malmesbury CA remainder	510	336 340	144 210	480 550	-6% 8%
Melksham CA remainder	130	101 115	38 44	139 159	7% 22%
Royal Wootton Bassett and Cricklade CA remainder ²	385	315 305	150 177	465 482	21% 25%
Trowbridge CA remainder	165	255 256	23 32	278 288	69% 75%
Warminster CA remainder	140	90 91	53 68	143 159	2% 14%
Westbury CA remainder	115	61 60	47 46	108 106	-6% -8%
TOTAL	2,550	2,033 2,090	890 1,274	2,923 3,364	15% 24%

4.45 There are marked differences in the anticipated growth of *many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill and Westbury)* over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.

- 4.46 Growth at Chippenham and Trowbridge has not matched expectations. Land has been in short supply or delayed in coming forward. As Principal Settlements within the HMA they are intended to be the primary focus for development, providing significant levels of jobs and homes.
- 4.47 In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham **and Bowerhill**, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.
- 4.48 Indicative levels of housing for Market Towns are not a ceiling and variations would not seem to present new or significant issues for local infrastructure and environmental capacity. Allocations made in the Plan are made to support the spatial strategy. It is not however practical for the Plan to completely re-dress imbalances in the distribution of development from what the spatial strategy envisaged. A review of the WCS is also the appropriate means to properly consider the performance and longer term prospects of settlements.
- 4.49 Chippenham however is now likely to exceed **now has the potential to meet** the minimum scale of growth anticipated in the WCS by **delivery of** higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan **as well as other significant permissions at the town.**
- 4.50 Until very recently there has been a shortage of development opportunities in the town. It is difficult to substantiate a direct connection, but this shortage may also have contributed to the higher than anticipated rates of development experienced by Calne, neighbouring Chippenham. Higher rates of development than expected cause concern about the adequacy of local infrastructure to support population growth and about environmental impacts. No allocations are proposed in the Plan for Calne or Corsham.
- 4.51 Symptoms of similar circumstances appear to be apparent with regard to Trowbridge as at Chippenham, although there would not appear to be such a pronounced shortage of land at Trowbridge.
- 4.52 Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 **1,100** dwellings. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around ~~4,220~~ **1,247**.
- 4.53 One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. ~~4,600~~ **1,350** dwellings will be built on this site in the plan period and a further ~~4,000~~ **1,250** post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This **broadly equates** can be seen to account for ~~4,000~~ of the ~~4,220~~ **1,247** dwelling shortfall.
- 4.54 A second main reason for a shortfall has been the inability to identify enough land free from environmental constraints that could compensate for the consequences of delay to Ashton Park. Designated Green Belt provides long term protection from development and limits the scope for Trowbridge to expand. Ecological constraints result from the need to safeguard habitats for protected bats. Other options are limited for different reasons.

- 4.55** In addition, to meet Plan objectives, land identified should be capable of development within the plan period. Unlike Salisbury, there are no reserve locations or areas of search. At this stage, substituting one complex site by another would not provide a remedy to a relatively short-term issue.
- 4.56** Looking over the plan period there has not been as dramatic a fall off in dwelling completions at Trowbridge as took place at Chippenham. The Plan allocations provide choice and flexibility as well as add to supply. The shortfall compared to an indicative level is not so severe as to jeopardise the position of Trowbridge as a Principal Settlement or undermine objectives of the spatial strategy. The WCS makes clear that indicative requirements for community areas provide context and are not prescriptive. A lower provision over the shorter term represents the flexibility associated with the indicative nature of the requirements of the WCS.
- 4.57** Both Westbury and villages around Trowbridge have experienced higher than anticipated rates of growth. The WCS has the objective of consolidating growth at Westbury and this plan makes no additional allocations for housing development.
- 4.58** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.
- 4.59** Differences from the pattern of development envisaged by the WCS have arisen over the first half of the plan period. Plan allocations go some way to reversing this, but only so far. Specifically, growth at Trowbridge is more constrained and more difficult to realise than had been envisaged, although not so much as to fundamentally undermine the spatial strategy. Housing provision exemplifies the flexibility made necessary by the indicative nature of community area requirements of the WCS.
- 4.60** The scale of development at Warminster is not envisaged to meet indicative strategic requirements. Three proposals of the Plan improve choice in the Town. Constraints include flood risks and managing phosphate levels that can affect the River Avon Special Area of Conservation. The West Warminster Urban Extension, a strategic site in the WCS, provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. It provides a longer term surety of supply that supports the role and function of the town.
- 4.61** Allocations of the Plan at Large Villages in the HMA are made only at those settlements where indicative levels will not be met and where local needs are not being addressed through neighbourhood planning. As well as being necessary to help ensure a surety of supply, these allocations will help to support the role of those Large Villages, supporting a range of local employment, services and facilities.

South Wiltshire Housing Market Area

- 4.62** Overall, the scale of development at urban areas matches the intention of the strategy in terms of how much growth is focussed on the main settlements. There are minor differences between indicative and proposed levels that are not significant. They would not present new or significant issues for local infrastructure and environmental capacity. Less provision is made for rural areas.

Table 4.11 South Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Amesbury, Bulford and Durrington	2440	1,311 1,446	1,101 873	2412 2,319	-1% -5%
Salisbury	6,060	2,273 2,436	3,833 2,956	6,637 5,924	10% -2%
Wilton		323 321	208 211		
TOTAL	8500	3,907 4,203	5,142 4,040	9,049 8,243	6% -3%
Rural areas					
Amesbury CA remainder	345	179 176	58 73	237 249	-31% -28%
Mere CA remainder	50	37 42	5 7	42 49	-15% -2%
Mere (LSC)	235	126 123	139 143	265 266	13%
Downton (LSC)	190	88 101	105 92	193	2%
Tisbury (LSC)	200	170 169	5 9	175 178	-12% -11%
Wilton CA remainder	255	115 123	11 14	126 137	-51% -46%
Southern Wiltshire CA remainder	425	385 389	78 98	463 487	9% 15%
Tisbury CA remainder	220	60 62	11 16	71 78	-68% -65%
TOTAL	1,920	1,160 1,185	412 452	1,572 1,637	-18% -15%

4.63 The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.

4.64 Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings **provide a large source of supply** are important to ensuring there is a surety of supply to the end of the **Plan** period **to ensure** and that the City achieves the role set out in the spatial strategy: - Churchfields **Fugglestone Red** and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, **land** at Netherhampton Road, is an allocation of the Plan.

- 4.65** It is unlikely that all the strategic sites allocated in the WCS for Salisbury would deliver sufficiently within the plan period to meet housing requirements and ensure supply, and therefore land allocated at Netherhampton Road is necessary. A shortage of land could impede the City's prospects and it could also lead to greater development pressures in other settlements in the HMA less suited to growth.
- 4.66** ***One of the WCS strategic allocations, namely*** Churchfields is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged ~~and much less land for new housing will be available before~~ ***beyond the current plan period of*** 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.
- 4.67** The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period, and also the potential to provide employment land for Churchfields businesses to relocate, thereby freeing up land at Churchfields for housing delivery in the longer term. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council's monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS.
- 4.68** Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields ***Fugglestone Red*** and ***the*** Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.
- 4.69** Further sites at Salisbury support provision for primary education in the south of the City. They improve choice. They also help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites.
- 4.70** Provision for the rural areas of the HMA can be divided between growth at Local Service Centres and elsewhere, including Large Villages.
- 4.71** Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.
- 4.72** In terms of the wider rural area, overall, given the flexibility that should be associated with indicative requirements there is no fundamental conflict with the spatial strategy and proposals are in general conformity with the WCS. There are three Large Villages in the rural area around Tisbury all of which are within the Cranborne Chase and West Wiltshire Downs AONB. The Plan does not propose any allocations because of a variety of constraints and a lack of land availability. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke sites are being

investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth. Neighbourhood planning is suited to addressing local needs in these circumstances.

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Wiltshire Housing Site Allocations Plan

Sustainability Appraisal Report

Non Technical Summary

Wiltshire Council

May 2018

Notice

This document and its contents have been prepared and are intended solely for Wiltshire Council's information and use in relation to the Wiltshire Housing Site Allocations Plan.

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Document history

Job number: 5139589						
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.10	Non technical summary	BN / CW	KP	KP	KP	15/05/17
0.20	Final Non technical summary	BN / CW	KP	KP	KP	28/05/17
0.30	Non technical summary	BN / CW	KP	KP	KP	27/06/17
0.40	Final following pre-submission consultation	KP	KP	CW	MH	04/05/18

Client signoff

Client	Wiltshire Council
Project	Wiltshire Housing Site Allocations Plan
Document title	SA Report
Job no.	5139589

Non Technical Summary

Purpose of this report

This report is the Sustainability Appraisal (SA) Report of the Wiltshire Housing Site Allocations Plan (the Plan). The purpose of this SA Report is to assess and inform the development of the Housing Site Allocations Plan. The report has been produced jointly by WS Atkins Limited (Atkins) and Wiltshire Council.

This section is the non-technical summary of the SA Report, setting out the SA process for the Plan and summarising the key assessment findings and recommendations. Wiltshire Council is preparing the Plan to support the delivery of new housing set out in the Wiltshire Core Strategy (adopted January 2015). The Plan will identify sufficient land (in the form of sites) across Wiltshire to ensure delivery of the Wiltshire Core Strategy housing requirement and maintain a five year housing land supply up to the end of the plan period to 2026. It will also review settlement boundaries across Wiltshire.

This SA Report will be published for submission to the Secretary of State alongside the Final Housing Site Allocations Plan. It has been updated following pre-submission consultation on the draft Plan and associated SA Report between 14 July 2017 and 22 September 2017.

Wiltshire Housing Site Allocations Plan – Purpose and Objectives

Purpose

The purpose of the Plan is twofold:

- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
- allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five year land supply in each of Wiltshire's three HMAs over the period to 2026.

Objectives

The Plan has three objectives:

Settlement boundary review

- Objective 1: To ensure there is a clear definition to the extent of the built up areas at principal settlements, market towns, local service centres and large villages

Housing site allocations

- Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the National Planning Policy Framework
- Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County

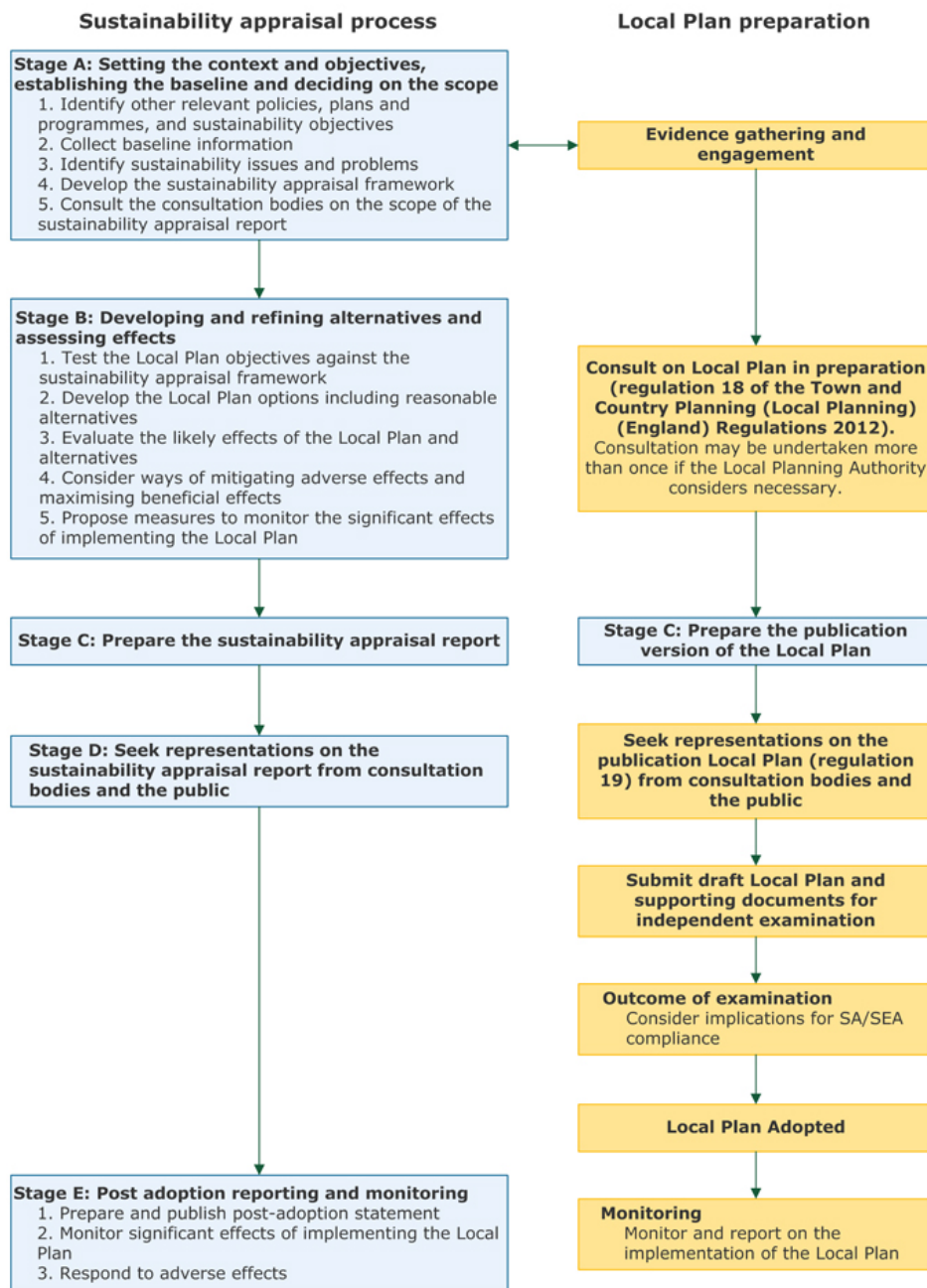
Sustainability Appraisal

SA is required during the preparation of a Local Plan. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

This SA Report has been produced in line with national guidance and legislation. It is also in line with the SA Scoping Report which was published for stakeholder consultation in the middle of 2014 which set out how the SA would be undertaken.

The main stages in the SA process are shown below and involve:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the Plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring the significant effects of implementing the plan.



This SA Report document forms part of SA Stage C.

Habitats Regulations Assessment

Alongside the SA process it is also necessary to assess whether the sites contained in the Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.

The HRA prepared by Wiltshire Council comprised an early HRA Settlement Level Screening Assessment for the Wiltshire housing sites during the initial development of the Plan. This was used to inform the assessment of the individual site options in Chapter 7 of this report.

A Screening Assessment and Appropriate Assessment of the Plan policies was also undertaken as part of the HRA, which has been used to update the findings of the screening exercise and to inform the assessment of the Plan policies in Chapter 8 of this report.

~~In conclusion,~~ The HRA identified no adverse effects on the integrity of Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects, assuming that the mitigation proposed in the HRA is implemented.

Following pre-submission consultation, an Addendum to the HRA was prepared and additional recommendations made in relation to Bath and Bradford on Avon Bats SAC and the River Avon Special Area of Conservation, and this has been taken into account in this updated SA Report.

Key sustainability issues

The SA process involves setting the context and objectives, establishing the baseline and deciding on the scope of issues to assess. This was done by reviewing various relevant plans and programmes and gathering baseline information on current and likely trends.

From this analysis, the key sustainability issues identified for Wiltshire are briefly summarised below:

Biodiversity

There are numerous Natura 2000 sites in Wiltshire. Development has the potential to affect a number of these sites through habitat disturbance, recreational pressure, water abstraction and pollution. There are also approximately 1,550 County Wildlife Sites (CWSs) in Wiltshire covering approximately 21,000ha of semi-natural habitats. The CWS network does not receive any statutory protection and is vulnerable as a result.

Development has the potential to result in long and short term disturbance of the natural environment resulting in a range of effects on species and habitats (both direct and indirect), which, particularly when taken in combination can be significant.

Across Wiltshire there are opportunities to restore major areas of broadleaved woodland, neutral grassland, limestone grassland, chalk downland, river networks and wetland habitats linking to features shown on the South West Nature Map.

Land and Soil Resources

Due to the county's predominantly rural nature, there is low availability of brownfield land meaning development on greenfield sites is necessary. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. Future development needs to provide the opportunity to remediate and redevelop Wiltshire's remaining brownfield sites, particularly in town centres.

Water Resources and Flood Risk

Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. Historically, the majority of reported flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified.

Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes groundwater levels to rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and fluvial flows.

The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan (NMP) to reduce phosphate levels.

Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts.

Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of groundwater.

Air Quality and Environmental Pollution

Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. Future development has the potential to result in air quality impacts on biodiversity. Development may also affect noise, vibration and light pollution levels.

Climatic Factors

Wiltshire's ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non-renewable energy and reducing vehicle journeys, will contribute to reducing the county's ecological footprint. In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy.

Heritage

Within wider Wiltshire district there is a rich and historic landscape which forms part of Wiltshire's rich natural heritage.

Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non designated heritage assets. Wiltshire's rural settlements and villages include many historic farm buildings.

Opportunities exist to promote the wider contribution of the historic environment to sustainable development.

Landscape

Wiltshire has high quality and valued landscapes. There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development.

With regards to Wiltshire Council's Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape.

Part of the Western Wiltshire Green Belt falls in Wiltshire including land surrounding Bradford on Avon, Trowbridge and west of Corsham. The particular objectives of the Western Wiltshire Green Belt are to maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford on Avon.

Population and Housing

Wiltshire faces a number of challenges including an ageing population, issues in respect to provision of Gypsy and Traveller accommodation and lack of affordable housing.

Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is essential that design solutions are encouraged which will achieve higher density levels wherever possible. There is the opportunity through new development to significantly increase the affordable housing stock.

Healthy and Inclusive Communities

Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services.

There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities.

New development should be designed to enhance a sense of community through the provision of public/community spaces and facilities, with the provision of appropriate levels of good quality affordable housing to meet local need. Development should also be located within easy access of local services so that these can be accessed on foot, by bike or using public transport.

Education and Skills

Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18 year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle.

With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work.

The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels.

Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work. An appropriate level of high quality educational facilities in accessible locations to meet the needs of the community is also required.

Transport

High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's largest towns should focus on creating more favourable conditions for people to be less reliant on the car.

There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car.

There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire's relative affluence and high levels of cycle ownership offer a good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres.

Economy and Enterprise

There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work.

Housing development should be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport.

Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future.

The Sustainability Appraisal Framework

The SA Framework is a key component in undertaking the SA by creating a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan.

The SA objectives are as follows:

1. Protect and enhance all biodiversity and geological features and avoid irreversible losses
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.
3. Use and manage water resources in a sustainable manner.
4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
- 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions.
- 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects.
6. Protect, maintain and enhance the historic environment
7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.

10. Reduce the need to travel and promote more sustainable transport choices.
11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.

Assessment of effects

The Plan has been subject to the SA to predict and evaluate the nature and scale of sustainability effects. The sites and related policies were assessed in two main stages:

- Assessment of a range of reasonable alternative sites using the SA Framework; and
- Assessment of policies for allocation of sites, building on the existing sites assessments, using an assessment rationale derived from the SA Framework of objectives.

An SA assessment scale was used for both assessments, as shown below; further details are provided in Chapter 2.

Generic Assessment Scale

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigation measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

Assessment of sites

Reasonable alternative site options for assessment in the SA were identified by the Council using the Housing Site Selection Process Methodology. Potential housing sites in areas of search which did not progress to the stage of SA have not been considered as ‘reasonable alternatives’. The Council’s Topic Paper 2 ‘Site Selection Process Methodology’ which accompanies the Plan, explains why housing site allocations in these areas have not been sought.

Reasonable alternatives that were identified through this process were, however, then subject to SA. These reasonable alternative site options were assessed against this scoring system, the results of which were used to identify whether a site was ‘more sustainable’, ‘less sustainable’, or not to be considered further, in order to inform the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

Following pre-submission consultation, a number of additional sites were identified that required SA; and these have been incorporated into Chapter 7 of the SA Report.

In terms of identification of ‘more sustainable’ site options, prediction of minor adverse effects indicate that mitigation is possible and resulting effects are likely be minor (not significant) and thus not a cause of concern. The same is true for site options with neutral or no effects. Thus site options exhibiting the most number of this type of effect across SA objectives were considered ‘more sustainable’.

Moderate adverse effects, on the other hand, indicate that mitigation is problematic, potentially resulting in the occurrence of undesirable significant adverse effects. On this basis, the least number of moderate adverse effects a site option presents, the more preferred it becomes from a sustainability perspective as the risks involved are less.

As a general rule of thumb, site options with five or more moderate adverse effects result in a site being considered ‘less sustainable’; and site options with four or less moderate adverse effects are considered ‘more sustainable’.

It should be noted that less sustainable sites might nonetheless be taken forward by the Council to Stage 4 if more sustainable options have become undeliverable for various reasons, or where a site presents significant beneficial effects, or if there are other reasons for considering these sites beyond the criteria of the SA.

Major adverse effects indicate that mitigation of effects is not considered possible for a particular site option, and therefore that site should not be considered further.

The following sites were assessed in the SA as either ‘more sustainable’, ‘less sustainable’, or not to be considered further; **additional sites that have been considered and any changes to existing sites are identified in BOLD and ~~strikethrough~~:**

Area of search	Site	SA assessment conclusion
Amesbury Community Area Remainder		
Shrewton	S146 Land to the west of Tanner's Lane and south of the Hollow, Shrewton	Not to be considered further
	S150 Land north of the A360, Shrewton	Not to be considered further
	S151 Land South of Nettley Farm, Shrewton	Not to be considered further
	S152 Land at Rollestone Manor Farm, Shrewton	Not to be considered further
	S154 Land to the south of London Road, Shrewton	Not to be considered further
	S1067 Land off Maddington Street, Shrewton	Not to be considered further
The Winterbournes	S90 Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes	Not to be considered further
	S91 Land by Summerlug Estate and Railway, The Winterbournes	Not to be considered further
	S92 Land by Railway Line and Vicarage, The Winterbournes	Not to be considered further
	3528 Land adjacent and including Winterbourne Motors, The Winterbournes	Not to be considered further
Amesbury (including Bulford and Durrington)		
Durrington	S98 Land to Rear of Durrington Manor, Durrington	Less sustainable
	3154 Piece Meadow, Durrington	More sustainable
	3179 Land to the south of Larkhill Road, Durrington	More sustainable

Area of search	Site	SA assessment conclusion
Amesbury	3379 Land north of London Road, Amesbury	Less sustainable
Chippenham Community Area Remainder		
Hullavington	689 Land directly behind Gardeners Drive	More sustainable
	690 The Street – Hullavington	More sustainable
	1112 Land to rear of Newton	More sustainable
	3162 Rear of Darley House, The Street	More sustainable
	3377 Land at Green Lane	More sustainable
	<u>3129 The Street, Hullavington</u>	<u>More sustainable</u>
	<u>OM011 Land at Hullavington airfield, Hullavington</u>	<u>Less sustainable</u>
Kington St Michael	797 Manor Farm	Not to be considered further
Yatton Keynell	474b Land adjacent to The Old Forge, The Street	More sustainable
	482 Land East of Farrells Field	More sustainable
	643 Land at Littlemead Farm	Not to be considered further
	<u>OM015 Land east of Yatton Keynell off B4039, Yatton Keynell</u>	<u>Less sustainable</u>
Devizes Community Area Remainder		
Market Lavington	529 Land at Southcliffe Road	More sustainable
	530 Fiddington Hill	More sustainable
	374 R/O 37 White Street	More sustainable
	3268 Land at the Spring	Not to be considered further <u>More sustainable</u>
	1089 Southcliffe	More sustainable
	2055 Underhill Nursery	More sustainable
	3443 Land to the east of Lavington School	More sustainable
Malmesbury Community Area Remainder		
Crudwell	3233 Land at Ridgeway Farm	More sustainable
	<u>Site OM014 - Land at Tuners Lane, Crudwell</u>	<u>More sustainable</u>
Oaksey	3128 Land off Wick Road	More sustainable
Salisbury Principal Settlement (including Wilton Town)		
Salisbury	S61 Land at Hilltop Way	More sustainable
	S80 Land to the north of Old Sarum	Less sustainable
	S159 Land to the north of Downton Rd	Less sustainable
	S178 Land to the south of Roman Road, Old Sarum	Not to be considered further
	S1027 North of Netherhampton Rd	More sustainable
	S1028 Land at Netherhampton Rd	More sustainable
	3187 Land at Harnham Business Park	Not to be considered further

Area of search	Site	SA assessment conclusion
	3272 Land at Rowbarrow, Odstock Rd	More sustainable
	3421 Land adjacent to A354, Harnham	Less sustainable
	3554a Land to west of Milford Care Home, Salisbury	Not to be considered further
	<u>Site 3435 – Land off Britford Lane</u>	<u>Less sustainable</u>
	<u>Site OM002 - Land north of A3094</u>	<u>Less sustainable</u>
	<u>Site OM003 - The Yard, Hampton Park</u>	<u>More sustainable</u>
Wilton	S1057 Land rear of Bulbridge Rd	More sustainable
Tidworth and Ludgershall Market Town		
Ludgershall	553 Land at Empress Way	More sustainable
Tisbury Community Area Remainder		
Fovant	3449 Badges View	Not to be considered further
	3450 Land at Pembroke Farm	Not to be considered further
Trowbridge Principal Settlement		
Trowbridge	613 Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	More sustainable
	261 Land at Lower Biss Farm	Not to be considered further
	262 Land west of Yarnbrook Road (A350)	Not to be considered further
	256 Land south of Green Lane, Trowbridge	Not to be considered further
	292 Land north of Green Lane	Not to be considered further
	297 Elizabeth Way	More sustainable
	263 Elizabeth Way	More sustainable
	293 Land to the east of Elizabeth Way	Less sustainable
	1021 Church Lane	More sustainable
	3260 Upper Studley	More sustainable
	298 Land off A363 at White Horse Business Park	More sustainable
	3565 Land east of the A361 at Southwick Court	Less sustainable
Warminster Community Area Remainder		
Chapmanslade	316 Barbers Farm	More sustainable
	1022 Green Farm Industrial Estate and adjacent land	Not to be considered further
Codford	3203 Land at North West Chapmanslade	More sustainable
	612 Chitterne Road	Not to be considered further
	3397 Bury Farmyard, Green Lane	Not to be considered further
	3491 Mayflower Farm	Not to be considered further
	3506 Manor House Grounds	Not to be considered further
		3486 Heytesbury Park

Area of search	Site	SA assessment conclusion
Heytesbury	<u>Site OM004 Land west of Heytesbury, adjacent to Greenlands, Heytesbury</u>	<u>Not to be considered further</u>
Warminster Market Town		
Warminster Market Town	302 Land at Bradley Road	More sustainable
	603 Land east of The Dene	Less sustainable
	793 Westbury Road	Not to be considered further
	1032 Bore Hill Farm	Less sustainable
	3242 Land adjacent to Fanshaw Way	Not to be considered further
	304 Land at Boreham Road	More sustainable
	<u>Site OM005 Land at Brick Hill</u>	<u>Less sustainable</u>
	<u>Site OM006 Land to the south of Boreham Road</u>	<u>Not to be considered further</u>
	<u>Site 1030 – 44 & 45 Bath Road</u>	<u>More sustainable</u>
	<u>Site 239 – Land on Upper Marsh Road</u>	<u>Less sustainable</u>
<u>Site 2091 – Land between Bath Road and A36</u>	<u>Less sustainable</u>	
Westbury Community Area Remainder		
Bratton	321 Land off B3098 adjacent to Court Orchard/Cassways, Bratton	More sustainable
	<u>Site 738 – Land south of Westbury Road, Bratton</u>	<u>More sustainable</u>

Assessment of policies

The Plan pre-submission document proposes three policies relating to the Housing Market Areas of Wiltshire and a number of other policies and site allocations for individual sites as set out in the table below. **As a result of the pre-submission consultation, a few amendments have been made to the number of dwellings; and one further site has been included for allocation; these changes are noted in the table below.**

Sites proposed for housing development within Plan pre-submission document:

Policy	Community Area	Policy/site allocation	Site Name	No. of Dwellings
H1 East Wiltshire Housing Market Area	Tidworth	Policy H1.1	Empress Way, Ludgershall	270
	Devizes	Site allocation H1.2	Underhill Nursery, Market Lavington	50
		Site allocation H1.3	Southcliffe, Market Lavington	15
		Site allocation H1.4	East of Lavington School, Market Lavington	15
H2 North and West Wiltshire Housing Market Area	Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	200 250
		Site allocation H2.2	Land off A363 at White Horse Business Park, Trowbridge	150 225
		Site allocation H2.3	Elizabeth Way, Trowbridge	205 355
		Site allocation H2.4	Church Lane, Trowbridge	45

Policy	Community Area	Policy/site allocation	Site Name	No. of Dwellings	
		Site allocation H2.5	Upper Studley, Trowbridge	20 45	
		Site allocation H2.6	Southwick Court, Trowbridge	180	
	Warminster	Policy H2.7	East of the Dene, Warminster	100	
		Site allocation H2.8	Bore Hill Farm, Warminster	70	
		Site allocation H2.9	Boreham Road, Warminster	30	
		Site allocation H2.10	Barbers Farm Nurseries, Chapmanslade	35	
	Chippenham	Policy H2.11	The Street, Hullavington	50	
		Site allocation H2.12	East of Farrells Field, Yatton Keynell	30	
	Malmesbury	Site allocation H2.13	Ridgeway Farm, Crudwell	50	
	Westbury	Site allocation H2.14	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40 35	
	H3 South Wiltshire Housing Market Area	Salisbury	Policy H3.1	Netherhampton Road, Salisbury	640
			Site allocation H3.2	Hilltop Way, Salisbury	10
			Site allocation H3.3	North of Netherhampton Road, Salisbury	100
			Site allocation H3.4	Land at Rowbarrow, Salisbury	100
<u>New site allocation</u>			<u>OM003 The Yard, Hampton Park, Salisbury</u>	14	
Amesbury		Site allocation H3.5	Clover Lane, Durrington (comprising sites S98 and 3154)	30 45	
		Site allocation H3.6	Larkhill Road, Durrington	15	

The three Housing Market Area policy options were reviewed taking into account the combination of the site allocations, individual sites making up the Policy and the mitigation measures proposed in the Plan for that Policy. Each Housing Market Area Policy was then assessed using the generic assessment scale identified above. A summary table of the overall sustainability effects of the three Housing Market Area policies is presented below. The assessment takes into account the mitigation measures proposed within the Plan, which to a large part covers the issues identified in the SA of the individual sites; as such, the overall score of the Policies against certain SA Objectives may be more positive than the sum of individual site assessment scores, as appropriate mitigation has been proposed within the Policy. **It also presents updates taking into account the proposed Plan modifications and where these strengthen the Plan in relation to the SA Objectives.**

For some SA Objectives, both positive and negative effects have been identified for the Housing Market Area Policy; this reflects that either sufficient mitigation has been included in the policy or site allocation within the Policy, but for others further mitigation is recommended; and/or that both positive and negative effects can be anticipated as a result of the Policy e.g. adverse effects on biodiversity due to the loss of existing habitats, however the potential for longer term benefits through improved planting and landscaping on site leading to biodiversity gain.

The specific details for each score are presented in the SA Report at Table 8.5.

Summary effects of Housing Market Area policies

SA Objective		Policy H1	Policy H2	Policy H3
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses	++ / -	++ / -	++ / -
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	+ / -	+ / -	+ / -
3	Use and manage water resources in a sustainable manner	++ / -	++ / -	++ / -
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	+ / -	+ / -	+ / -
5a	Minimise our impacts on climate change – through reducing greenhouse gas emissions	++ / -	++ / -	++ / -
5b	Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	++ / -	++ / -	++ / -
6	Protect, maintain and enhance the historic environment	-	-	-
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	+ / -	+ / -	+ / -
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	++	+++	++
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities	+	++ / -	+ / -
10	Reduce the need to travel and promote more sustainable transport choices	+ / -	+ / -	+ / -
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	+	++	+++
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local business and a changing workforce	+	+	+

The three Housing Market Area policies which relate to specific sites have been assessed both individually, in-combination with one another and cumulatively with other plans. The results are as follows:

Policy H1

Policy H1 allocates land in the East Wiltshire Housing Market Area, in Tidworth and Devizes Community Areas. The policy will deliver 350 dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000**

sites (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though, the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide significant social and economic benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policy H2

Policy H2 allocates land in the North and West Wiltshire Housing Market Area, in Trowbridge, Warminster, Chippenham, Malmesbury and Westbury Community Areas. The policy will deliver 4205 **1500** dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land, with sites identified within this policy as containing best and most versatile land, as well as one site containing a landfill (SA Obj. 2).

There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though, the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions. **Furthermore, the Plan is strengthened in relation to this objective through the proposed modification** (SA Obj. 9).

The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policy H3

Policy H3 allocates land in the South Wiltshire Housing Market Area, in Salisbury and Amesbury Community Areas. The policy will deliver ~~895~~ **924** dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~Whilst the HRA has identified no LSE in relation to these sites on the River Avon SAC, recommendations have been made in the HRA and incorporated into the Policy~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). Minor effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Combined effects

When considering cumulative effects across the three Housing Market Area policies, there are likely to be elevated effects, both beneficial and adverse.

The main significant adverse cumulative effects relate to environmental issues, predominantly as the policies allocate sites on greenfield land. Significant adverse effects also arise from the scale of housing and associated development proposed.

The elevated adverse effects that are likely to arise from the combination of policies H1, H2 and H3 include:

- The total loss of best and most versatile land (SA Obj. 2);
- Effects on air quality, noise and light pollution (SA Obj. 4) – the overall scale of development and provision of new roads is likely to increase air, noise and light significantly for new and existing sensitive receptors.
- ~~Effects on the use and management of water resources in a sustainable manner (SA Obj. 3) – due to existing issues related to surface water management, drainage and flood risk that extend beyond the localised area.~~
- Effects on climate change as a result of greenhouse gas emissions (SA Obj. 5a) – the scale of development is likely to see a significant increase in the number of private car journeys, which may for example affect greenhouse gas emissions.
- ~~Effects on climate change (vulnerability to future climate change effects) (SA Obj. 5b) – similar to SA Obj. 3, whereby existing issues related to surface water management, drainage and flood risk extend beyond the localised area.~~
- Effects on transport and travel (SA Obj. 10) – the scale of development is likely to see a considerable increase in the number of private car journeys.

A number of significant beneficial effects will also arise, related to social and economic considerations. The combination of the policies will result in a substantial contribution to the provision of, and the opportunity to live in, good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures (SA Obj. 8) and contribute significantly to the local economy and enterprise (SA Objs. 11 and 12).

Cumulative effects

Cumulative effects have been considered in terms of the Wiltshire Housing Site Allocations Plan and the Core Strategy strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury, the Chippenham Site Allocations Plan and the Army Basing Programme.

There may be cumulative effects as a result of Policy H1 with land identified for housing development at Drummond Park (MSA) Depot, Ludgershall in the Core Strategy; as a result of Policy H2 with land identified to the south east of the town at Ashton Park, Trowbridge in the Core Strategy; and land identified to the west of Warminster for strategic growth in the Core Strategy; and housing development identified in the Chippenham Site Allocations; and as a result of Policy H3 with strategic sites proposed at Salisbury and Amesbury in the Core Strategy. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policy H3.

In general, cumulative effects are likely to occur due to the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

In most cases these adverse effects are the same as the combined effects for Policies H1, H2 and H3, however elevated effects may occur in relation to:

- SA Obj. 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions. The various Plans are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.

- SA Obj 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Overall, there will be increased urbanisation, in particular at Warminster, Trowbridge and Chippenham. There may also be similar adverse cumulative effects in relation to the Policy H3 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.
- SA Obj 9. Healthy and inclusive communities, SA Obj. 11 Economy and enterprise and SA Obj. 12 Economy and enterprise. Overall the cumulative beneficial effects should be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built.

Assessment of settlement boundaries

The Council has developed an updated methodology to review its settlement boundaries as part of the Plan. Settlement boundaries (or ‘limits of development’) define the built form of a settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.

This revised methodology (refer to the Council’s Topic Paper 1) consists of six themes, as follows:

- Theme 1 ‘Physical features on the ground’ lists specific land uses and their physical relationship to the existing settlement;
- Theme 2 ‘Different types of Development’ covers specific land uses and their physical relationship to the existing settlement;
- Theme 3 ‘Planning Permissions’ explores which kind of planning permissions should be brought forward within the revised settlement boundary;
- Theme 4 ‘Sites allocated for development in the local plan’ identifies whether planning allocations should be included within the revised settlement boundary of Wiltshire Council;
- Theme 5 ‘The curtilage of properties, including large gardens’ covers the type of back garden to be included within the settlement boundary based on their capacity to extend the built form and their location in regards the existing settlement; and
- Theme 6 ‘Recreational or amenity space at the edge of settlements’ covers whether to include recreational and amenity spaces within the revised settlement boundary of Wiltshire Council based on their size and location.

From an SA perspective, the review of settlement boundaries is welcomed, however it is not the purpose of the SA to decide on the revised settlement boundary methodology as part of the Wiltshire Housing Site Allocations Plan. This is the role of Wiltshire Council who will have to make decisions about what physical elements to include within its revised boundaries.

Mitigation measures

A number of recommendations have been made in order to mitigate adverse effects that have been identified. These are both a mix of improvements to the policies in terms of wording and requirements, and further assessment. Measures are proposed in Chapter 8, and summarised in the table below, together with the Council’s response to the recommendations:

Plan policy	Recommendations	Council Response	Plan amendment
Cross-cutting themes in Chapter 5 of the Plan	As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in bold): <i>“An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and</i>	Plan allocations involve greenfield sites. The suggested text provides useful further clarification.	Add to paragraph 5.4 <i>“An ecological assessment will be required for all sites. The development will...”</i>

Plan policy	Recommendations	Council Response	Plan amendment
	<i>adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)".</i>		
	In paragraph 5.7, the policy could be strengthened by requiring that some of the new housing meets the specific needs of vulnerable and older people.	Further material would replicate measures already included in the development plan, in Core Policy 46.	No change
	It is recommended that the following sentence (in bold) is added to paragraph 5.11: <i>"As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments. Such new evidence can be used as a material consideration when considering a specific planning application."</i>	Further material would replicate measures already provided as standing advice. Measures would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	It is recommended that the following sentence is added in after paragraph 5.11: <i>"Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required"</i> .	Additional text replicates measures already included in the planning system. All planning applications are screened for the likelihood of significant environmental effects in accordance with regulations.	No change
	<p>It is recommended that the following requirements are also included:</p> <p><i>"Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions"</i>.</p> <p><i>"Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided"</i>.</p> <p><i>"Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes"</i>.</p> <p><i>"Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases."</i></p> <p><i>"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site"</i></p>	<p>Further text replicates measures or objectives already included in the development plan or elsewhere:</p> <ul style="list-style-type: none"> • regarding surface water management, in Core Policy 67 • regarding air quality, in Core Policy 55 • regarding sustainable modes of travel in Core Policy 61 <p>Individual Plan allocations identify where additional school or healthcare capacity is necessary to enable development to go ahead.</p> <p>Individual Plan allocations identify where additional measures may be required to protect against noise pollution.</p> <p>Minimising the loss of best and most versatile agricultural land,</p>	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<i>for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."</i>	in accordance with national policy, and Re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	
Policy H1 East Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H1			
Site allocation H1.2 Underhill Nursery, Market Lavington	It is recommended that this site allocation could be strengthened by identifying the need for further cultural heritage assessment given that potential effects on SA Objective 6 are identified as moderate adverse at this site.	Medieval remains have been found on or adjacent to the site and further investigation and appraisal would be required. Reference is already made to the need for assessment so is already included.	No change
	The reference in the Plan to the site being within Groundwater Source Protection Zone 2 should be deleted because the SA states that the site is not within a Groundwater Source Protection Zone.	A portion of the site is subject to this protection.	No change
	It is recommended that the requirement for a noise impact assessment is included within the text of this site allocation.	Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process.	No change
Site allocation H1.3 Southcliffe, Market Lavington	It is recommended that the requirement for the retention of priority habitat on site, a noise impact assessment and an archaeological assessment be included within the text of site allocation H1.3.	Further text would replicate measures or objectives already included in the development plan or elsewhere: <ul style="list-style-type: none"> regarding biodiversity, in Core Policy 50 regarding heritage assets, in Core Policy 58 Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process	No change
Site allocation H1.4 East of Lavington School, Market Lavington	It is recommended that the requirement for a noise impact assessment and an archaeological assessment should be included within the text of the site allocation H1.4.	Further text would replicate measures or objectives already included in the development plan or elsewhere: <ul style="list-style-type: none"> regarding biodiversity, in Core Policy 50 regarding heritage assets, in Core Policy 58 Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process	No change

Plan policy	Recommendations	Council Response	Plan amendment
Policy H2 North and West Wiltshire Housing Market Area			
Policy H2 North and West Wiltshire Housing Market Area	<p>It is recommended that the supporting text for Policy H2 in relation to Trowbridge is amended as follows:</p> <p>Paragraph 5.45: <i>“Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC) (e.g. protected bat species), landscape (Green Belt) and infrastructure (i.e. e.g. education and health facility capacity) constraints that limit the choice of available sites. “</i></p> <p>The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on H2.4 below.</p>	<p>Paragraph 5.45 does not provide an exhaustive list of constraints that affect the town.</p> <p>Additional text referring to site specific mitigation measures is already included.</p>	No change
	<p>In addition to the Priority Biodiversity Action Plan habitats, reference should be made at paragraph 5.45 to the HRA recommendations:</p> <p><i>“Habitats Regulations Assessment: Potential impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance have been identified in the HRA for sites in Trowbridge, and the HRA identifies mitigation that is required for specific sites. These measures are identified under relevant site allocation supporting text”.</i></p>	<p>Reference is made in paragraph 5.46.</p> <p>The HRA concludes that Plan allocations will not be likely to have significant adverse effects on the integrity of the River Avon SAC.</p>	No change
	<p>Whilst no LSE on the River Avon SAC and phosphate loading has been identified in the HRA, it is recommended that, when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.</p>	<p>Any implications arising from review of the Nutrient Management Plan will be addressed as Plan preparation progresses.</p>	No change
Individual site policy/site allocation within Policy H2			
Policy H2.1 Elm Grove Farm, Trowbridge	<p>It is recommended that the requirement for potential statutory easements, as the existing foul sewerage infrastructure crosses the site, and a Noise Impact Assessment should be included within the text of the Policy H2.1.</p>	<p>The treatment of statutory easements is a common feature of detailed design and layout that will be considered as part of the master plan process.</p> <p>Small parts of the site could potentially be affected by noise from a main road and railway, so additional text would be useful clarification.</p>	<p>Add to paragraph 5.53:</p> <p><i>“...In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway.“</i></p>
Site allocation H2.2 Land off A363 at White	<p>Given the original size of development, moderate adverse effects regarding loss of Best and Most Versatile agricultural land were identified in the site</p>	<p>Minimising the loss of best and most versatile agricultural land, in accordance with national</p>	No change

Plan policy	Recommendations	Council Response	Plan amendment
Horse Business Park	assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree though a moderate adverse effect is still possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied to the site allocation supporting text: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."	policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	
	Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local highway network, even with the reduction in the number of dwellings proposed. The requirement for a Transport Assessment for this site should be identified in the site allocation.	Further text would replicate measures or objectives already included in the development plan regarding travel in Core Policy 61.	No change
Site allocation H2.3 Elizabeth Way	Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a Best and Most Versatile agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. It is recommended that should the site be developed, the following text is added to this site allocation: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
Site allocation H2.5 Upper Studley	It is recommended that the following text is added to this site allocation: <i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."</i>	The scale of development and its impact is not considered to be of a scale that contributions could be justified as fairly and reasonably related or necessary to enable it to go ahead.	No change
Policy H2.7 East of the Dene, Warminster	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<p><i>possible and to an after use appropriate to the soil's quality).</i>"</p> <p>It is recommended that the following text is added to this Policy:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."</i></p>	<p>The additional text provides useful clarification.</p>	<p>Additional text after paragraph 5.89:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town."</i></p>
<p>Site allocation H2.8 Bore Hill Farm</p>	<p>It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.</p>	<p>The benefits of proposals outweigh harm from any loss of BMV. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and the re-use of soil would be sought as a part of the planning application process and may be conditioned as part of planning permission.</p>	<p>No change</p>
	<p>It is recommended that the following text is added to this site allocation:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."</i></p>	<p>The additional text provides useful clarification.</p>	<p>Additional text after paragraph 5.92:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town."</i></p>
	<p>Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H2.8.</p>	<p>Parts of the site could potentially be affected by noise, so additional text would be useful clarification.</p>	<p>Add to paragraph 5.92:</p> <p><i>" ... located between the operational bio-digester and proposed residential development, to provide separation</i></p>

Plan policy	Recommendations	Council Response	Plan amendment
			<i>between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout. Future development..."</i>
Site allocation H2.9 Boreham Road	It is recommended that appropriate mitigation for the landfill / rubble within this site should be identified within the site allocation supporting text.	Soil condition would be considered as a part of the application process and/or conditioned as part of planning permission.	No change
	The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the site allocation. It is recommended that the following text is added to this site allocation. <i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."</i>	The additional text provides useful clarification.	Additional text after paragraph 5.98: <i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town."</i>
Site allocation H2.10 Barthers Farm Nurseries, Chapmanslade	It is recommended that the site allocation text specifically identifies the need for detailed ecological assessment at this site.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50.	No change
Policy H2.11 The Street, Hullavington	It is recommended that the Policy text specifically identifies the need for detailed ecological assessment at this site. Furthermore, it is recommended that the requirement for a Heritage Impact Assessment is specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50, and Heritage Impact Assessment in Core Policy 58.	No change
Site allocation H2.12 East of Farrells Field, Yatton Keynell	Site allocation H2.12 and its supporting text does not specifically address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area. It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 58.	No change
Site allocation H2.13 Ridgeway Farm, Crudwell	Site allocation H2.13 and its supporting text does not address the moderate adverse effect related to the fact that the site is within Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location. It is recommended that these issues are identified in the site allocation supporting text, and the need for further assessment is required.	A hydrological/ hydrogeological risk assessment may be required in order to support development proposals. This would form part of detailed design and consideration as part of the planning application process in accordance with Core Policy 67.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment as well as a Heritage Impact Assessment as this site is near Crudwell Conservation Area is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H2.14 Court Orchard / Cassways Bratton	Site allocation H2.14 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. It is recommended that these issues are identified in the site allocation supporting text, and the need for a foul flow capacity assessment is identified in the supporting text.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Policy H3 South Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H3			
Policy H3.1 Netherhampton Road, Salisbury	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: <i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i>	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment and a noise impact assessment are specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.2 Hilltop Way	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.2.	Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.3 North of Netherhampton Road	Site allocation H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. It is recommended that this is identified in the site allocation supporting text and the need for further assessment identified.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58	No change
Site allocation H3.4 Land at Rowbarrow	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H3.4.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.5 Clover Lane, Durrington	Site allocation H3.5 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington supporting text. It is recommended that additional text should be added to this site allocation to address the requirement for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.	No change
	It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.	The HRA concludes that Plan allocations will not have an adverse effect on the integrity of the River Avon SAC. Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<p>The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the supporting text does not identify that this site is within a Groundwater Source Protection Zone 2. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.</p>	<p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.</p> <p>The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency’s (EA) standing policy advice. Further text would replicate this position.</p>	<p>No change</p>
	<p>Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H3.5.</p>	<p>Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.</p>	<p>No change</p>
	<p>It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.</p>	<p>Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.</p>	<p>No change</p>
<p>Site allocation H3.6 Larkhill Road</p>	<p>The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, site allocation H3.6 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.</p>	<p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.</p> <p>The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency’s (EA) standing policy advice. Further text would replicate this position.</p>	<p>No change</p>
	<p>It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.</p>	<p>Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.</p>	<p>No change</p>
	<p>It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.</p>	<p>Further text would replicate measures or objectives already included in the development plan</p>	<p>No change</p>

Plan policy	Recommendations	Council Response	Plan amendment
		regarding heritage assets, in Core Policy 58.	

One additional mitigation measure was identified following SA of the modifications proposed to the Plan, in relation to the new site allocation at The Yard, Hampton Park, Salisbury (as reported in Section 8.4). The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency, that the following text is added:

“Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”

Monitoring

The Wiltshire Monitoring Framework has been published alongside the Core Strategy, and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these.

Potential indicators for monitoring the likely significant effects of the Plan have been identified as part of this appraisal and are listed under the relevant objective in the SA Framework. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.

Identified significant effects against which monitoring should be undertaken are:

- SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
- SA Objective 3: Use and manage water resources in a sustainable manner
- SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
- SA Objective 5a: Minimise our impacts on climate change – through reducing greenhouse gas emissions
- SA Objective 5b: Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
- SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
- SA Objective 10: Reduce the need to travel and promote more sustainable transport choices
- SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
- SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

No additional monitoring was considered necessary following a review of the modifications to the Plan.

In order to reach a final framework of indicators for the Annual Monitoring Report (AMR) for the Housing Site Allocations Plan, the Council will need to consider the indicators proposed in the SA to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue

with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.

Conclusions

From this sustainability assessment, it is clear that many of the significant beneficial effects relate to social and economic considerations. The main significant adverse effects that have been identified relate to environmental issues, due in part to policies allocating sites on greenfield land but also due to the general effects of housing development and population growth.

Overall, it is concluded that the ~~Draft~~ Housing Site Allocations Plan is broadly compatible with sustainability objectives; adverse effects identified are capable of being mitigated and significant social and economic sustainability benefits are likely. However, further requirements to reduce adverse effects could be added to the Plan to strengthen the overall sustainability of the policies and site allocations.

Atkins
Euston Tower
30th Floor
286 Euston Road
London
NW1 3AT

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Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

Atkins and Wiltshire Council

May 2018

ATKINS

Notice

This document and its contents have been prepared and are intended solely for Wiltshire Council's information and use in relation to the Wiltshire Housing Site Allocations Plan.

Atkins assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document history

Job number: 5139589						
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.10	Introductory chapters (1-7) including area summaries only for Cabinet Liaison 24 th April 2017	BN / CW	KP	KP	KP	19/04/17
0.20	Draft	BN / PE	KP	KP	MH	12/05/17
0.30	Final draft	BN / PE	DW	KP	KP	30/05/17
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0.50	Final following pre-submission consultation	KP	KP	CW	MH	04/05/18

Client signoff

Client	Wiltshire Council
Project	Wiltshire Housing Site Allocations Plan
Document title	SA Report
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Non Technical Summary

Purpose of this report

This report is the Sustainability Appraisal (SA) Report of the Wiltshire Housing Site Allocations Plan (the Plan). The purpose of this SA Report is to assess and inform the development of the Housing Site Allocations Plan. The report has been produced jointly by WS Atkins Limited (Atkins) and Wiltshire Council.

This section is the non-technical summary of the SA Report, setting out the SA process for the Plan and summarising the key assessment findings and recommendations. Wiltshire Council is preparing the Plan to support the delivery of new housing set out in the Wiltshire Core Strategy (adopted January 2015). The Plan will identify sufficient land (in the form of sites) across Wiltshire to ensure delivery of the Wiltshire Core Strategy housing requirement and maintain a five year housing land supply up to the end of the plan period to 2026. It will also review settlement boundaries across Wiltshire.

This SA Report will be published for submission to the Secretary of State alongside the Final Housing Site Allocations Plan. It has been updated following pre-submission consultation on the draft Plan and associated SA Report between 14 July 2017 and 22 September 2017.

Wiltshire Housing Site Allocations Plan – Purpose and Objectives

Purpose

The purpose of the Plan is twofold:

- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
- allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five year land supply in each of Wiltshire's three HMAs over the period to 2026.

Objectives

The Plan has three objectives:

Settlement boundary review

- Objective 1: To ensure there is a clear definition to the extent of the built up areas at principal settlements, market towns, local service centres and large villages

Housing site allocations

- Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the National Planning Policy Framework
- Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County

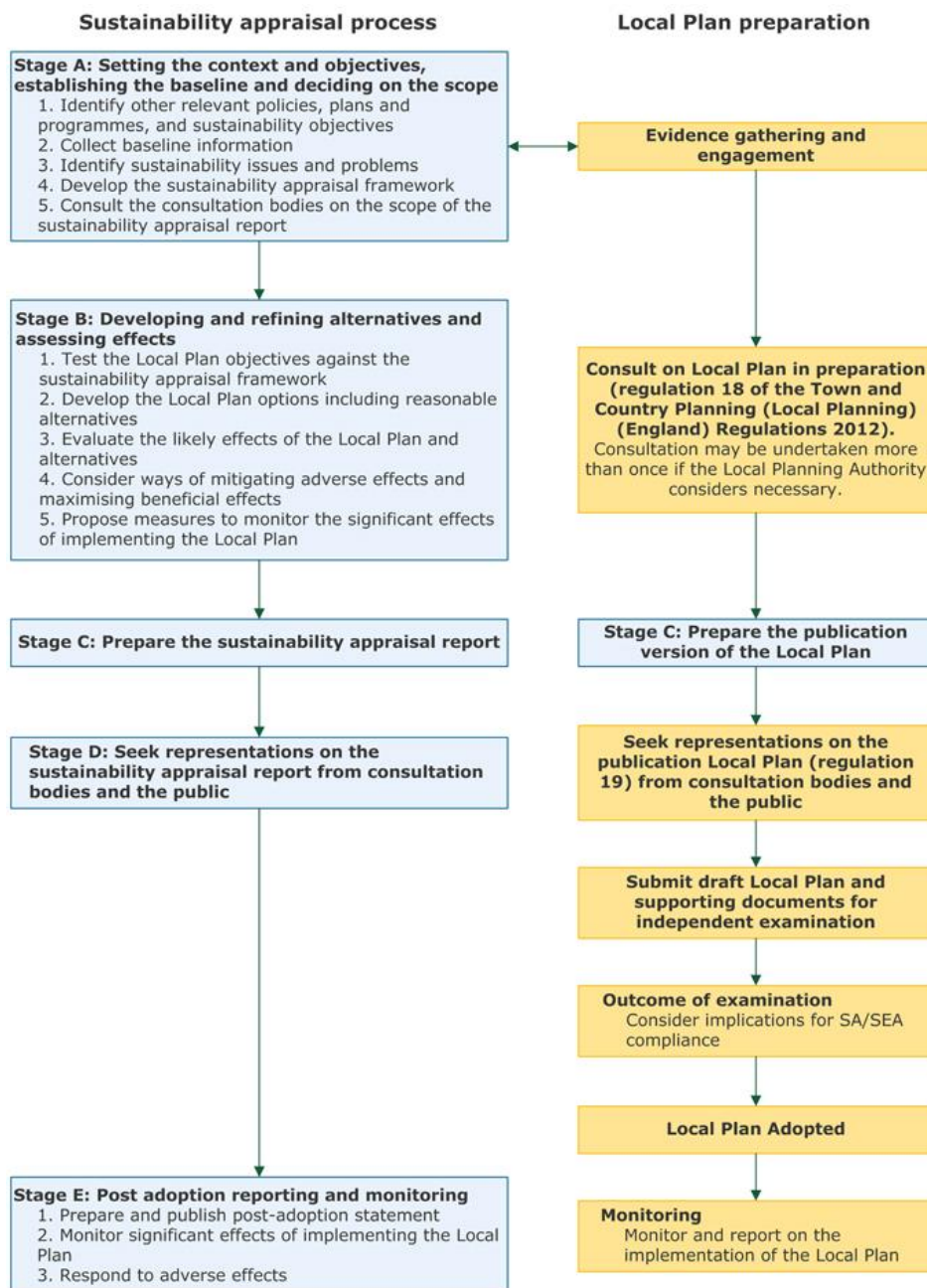
Sustainability Appraisal

SA is required during the preparation of a Local Plan. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

This SA Report has been produced in line with national guidance and legislation. It is also in line with the SA Scoping Report which was published for stakeholder consultation in the middle of 2014 which set out how the SA would be undertaken.

The main stages in the SA process are shown below and involve:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the Plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring the significant effects of implementing the plan.



This SA Report document forms part of SA Stage C.

Habitats Regulations Assessment

Alongside the SA process it is also necessary to assess whether the sites contained in the Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas

of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.

The HRA prepared by Wiltshire Council comprised an early HRA Settlement Level Screening Assessment for the Wiltshire housing sites during the initial development of the Plan. This was used to inform the assessment of the individual site options in Chapter 7 of this report.

A Screening Assessment and Appropriate Assessment of the Plan policies was also undertaken as part of the HRA, which has been used to update the findings of the screening exercise and to inform the assessment of the Plan policies in Chapter 8 of this report.

In conclusion, the HRA identified no adverse effects on the integrity of Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects, assuming that the mitigation proposed in the HRA is implemented.

Following pre-submission consultation, an Addendum to the HRA was prepared and additional recommendations made in relation to Bath and Bradford on Avon Bats SAC and the River Avon Special Area of Conservation, and this has been taken into account in this updated SA Report.

Key sustainability issues

The SA process involves setting the context and objectives, establishing the baseline and deciding on the scope of issues to assess. This was done by reviewing various relevant plans and programmes and gathering baseline information on current and likely trends.

From this analysis, the key sustainability issues identified for Wiltshire are briefly summarised below:

Biodiversity

There are numerous Natura 2000 sites in Wiltshire. Development has the potential to affect a number of these sites through habitat disturbance, recreational pressure, water abstraction and pollution. There are also approximately 1,550 County Wildlife Sites (CWSs) in Wiltshire covering approximately 21,000ha of semi-natural habitats. The CWS network does not receive any statutory protection and is vulnerable as a result.

Development has the potential to result in long and short term disturbance of the natural environment resulting in a range of effects on species and habitats (both direct and indirect), which, particularly when taken in combination can be significant.

Across Wiltshire there are opportunities to restore major areas of broadleaved woodland, neutral grassland, limestone grassland, chalk downland, river networks and wetland habitats linking to features shown on the South West Nature Map.

Land and Soil Resources

Due to the county's predominantly rural nature, there is low availability of brownfield land meaning development on greenfield sites is necessary. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. Future development needs to provide the opportunity to remediate and redevelop Wiltshire's remaining brownfield sites, particularly in town centres.

Water Resources and Flood Risk

Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. Historically, the majority of reported flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified.

Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes groundwater levels to

rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and fluvial flows.

The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan (NMP) to reduce phosphate levels.

Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts.

Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of groundwater.

Air Quality and Environmental Pollution

Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. Future development has the potential to result in air quality impacts on biodiversity. Development may also affect noise, vibration and light pollution levels.

Climatic Factors

Wiltshire's ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non-renewable energy and reducing vehicle journeys, will contribute to reducing the county's ecological footprint. In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy.

Heritage

Within wider Wiltshire district there is a rich and historic landscape which forms part of Wiltshire's rich natural heritage.

Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non designated heritage assets. Wiltshire's rural settlements and villages include many historic farm buildings.

Opportunities exist to promote the wider contribution of the historic environment to sustainable development.

Landscape

Wiltshire has high quality and valued landscapes. There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development.

With regards to Wiltshire Council's Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape.

Part of the Western Wiltshire Green Belt falls in Wiltshire including land surrounding Bradford on Avon, Trowbridge and west of Corsham. The particular objectives of the Western Wiltshire Green Belt are to maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford on Avon.

Population and Housing

Wiltshire faces a number of challenges including an ageing population, issues in respect to provision of Gypsy and Traveller accommodation and lack of affordable housing.

Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is essential that design solutions are encouraged which will achieve higher density levels wherever possible. There is the opportunity through new development to significantly increase the affordable housing stock.

Healthy and Inclusive Communities

Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services.

There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities.

New development should be designed to enhance a sense of community through the provision of public/community spaces and facilities, with the provision of appropriate levels of good quality affordable housing to meet local need. Development should also be located within easy access of local services so that these can be accessed on foot, by bike or using public transport.

Education and Skills

Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18 year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle.

With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work.

The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels.

Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work. An appropriate level of high quality educational facilities in accessible locations to meet the needs of the community is also required.

Transport

High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's largest towns should focus on creating more favourable conditions for people to be less reliant on the car.

There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car.

There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire's relative affluence and high levels of cycle ownership offer a good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres.

Economy and Enterprise

There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work.

Housing development should be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport.

Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future.

The Sustainability Appraisal Framework

The SA Framework is a key component in undertaking the SA by creating a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan.

The SA objectives are as follows:

1. Protect and enhance all biodiversity and geological features and avoid irreversible losses
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.
3. Use and manage water resources in a sustainable manner.
4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
- 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions.
- 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects.
6. Protect, maintain and enhance the historic environment
7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.
10. Reduce the need to travel and promote more sustainable transport choices.
11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.

Assessment of effects

The Plan has been subject to the SA to predict and evaluate the nature and scale of sustainability effects. The sites and related policies were assessed in two main stages:

- Assessment of a range of reasonable alternative sites using the SA Framework; and
- Assessment of policies for allocation of sites, building on the existing sites assessments, using an assessment rationale derived from the SA Framework of objectives.

An SA assessment scale was used for both assessments, as shown below; further details are provided in Chapter 2.

Generic Assessment Scale

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory
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	mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigation measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

Assessment of sites

Reasonable alternative site options for assessment in the SA were identified by the Council using the Housing Site Selection Process Methodology. Potential housing sites in areas of search which did not progress to the stage of SA have not been considered as ‘reasonable alternatives’. The Council’s Topic Paper 2 ‘Site Selection Process Methodology’ which accompanies the Plan, explains why housing site allocations in these areas have not been sought.

Reasonable alternatives that were identified through this process were, however, then subject to SA. These reasonable alternative site options were assessed against this scoring system, the results of which were used to identify whether a site was ‘more sustainable’, ‘less sustainable’, or not to be considered further, in order to inform the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

Following pre-submission consultation, a number of additional sites were identified that required SA: and these have been incorporated into Chapter 7 of the SA Report.

In terms of identification of ‘more sustainable’ site options, prediction of minor adverse effects indicate that mitigation is possible and resulting effects are likely be minor (not significant) and thus not a cause of concern. The same is true for site options with neutral or no effects. Thus site options exhibiting the most number of this type of effect across SA objectives were considered ‘more sustainable’.

Moderate adverse effects, on the other hand, indicate that mitigation is problematic, potentially resulting in the occurrence of undesirable significant adverse effects. On this basis, the least number of moderate adverse effects a site option presents, the more preferred it becomes from a sustainability perspective as the risks involved are less.

As a general rule of thumb, site options with five or more moderate adverse effects result in a site being considered ‘less sustainable’; and site options with four or less moderate adverse effects are considered ‘more sustainable’.

It should be noted that less sustainable sites might nonetheless be taken forward by the Council to Stage 4 if more sustainable options have become undeliverable for various reasons, or where a site presents significant beneficial effects, or if there are other reasons for considering these sites beyond the criteria of the SA.

Major adverse effects indicate that mitigation of effects is not considered possible for a particular site option, and therefore that site should not be considered further.

The following sites were assessed in the SA as either ‘more sustainable’, ‘less sustainable’, or not to be considered further; **additional sites that have been considered and any changes to existing sites are identified in BOLD and ~~strikethrough~~:**

Area of search	Site	SA assessment conclusion
Amesbury Community Area Remainder		
Shrewton	S146 Land to the west of Tanner's Lane and south of the Hollow, Shrewton	Not to be considered further
	S150 Land north of the A360, Shrewton	Not to be considered further
	S151 Land South of Nettley Farm, Shrewton	Not to be considered further
	S152 Land at Rollestone Manor Farm, Shrewton	Not to be considered further
	S154 Land to the south of London Road, Shrewton	Not to be considered further
	S1067 Land off Maddington Street, Shrewton	Not to be considered further
The Winterbournes	S90 Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes	Not to be considered further
	S91 Land by Summerlug Estate and Railway, The Winterbournes	Not to be considered further
	S92 Land by Railway Line and Vicarage, The Winterbournes	Not to be considered further
	3528 Land adjacent and including Winterbourne Motors, The Winterbournes	Not to be considered further
Amesbury (including Bulford and Durrington)		
Durrington	S98 Land to Rear of Durrington Manor, Durrington	Less sustainable
	3154 Piece Meadow, Durrington	More sustainable
	3179 Land to the south of Larkhill Road, Durrington	More sustainable
Amesbury	3379 Land north of London Road, Amesbury	Less sustainable
Chippenham Community Area Remainder		
Hullavington	689 Land directly behind Gardeners Drive	More sustainable
	690 The Street – Hullavington	More sustainable
	1112 Land to rear of Newton	More sustainable
	3162 Rear of Darley House, The Street	More sustainable
	3377 Land at Green Lane	More sustainable
	<u>3129 The Street, Hullavington</u>	<u>More sustainable</u>
	<u>OM011 Land at Hullavington airfield, Hullavington</u>	<u>Less sustainable</u>
Kington St Michael	797 Manor Farm	Not to be considered further
Yatton Keynell	474b Land adjacent to The Old Forge, The Street	More sustainable
	482 Land East of Farrells Field	More sustainable
	643 Land at Littlemead Farm	Not to be considered further
	<u>OM015 Land east of Yatton Keynell off B4039, Yatton Keynell</u>	<u>Less sustainable</u>
Devizes Community Area Remainder		
Market Lavington	529 Land at Southcliffe Road	More sustainable
	530 Fiddington Hill	More sustainable
	374 R/O 37 White Street	More sustainable

Area of search	Site	SA assessment conclusion
	3268 Land at the Spring	Not to be considered further <u>More sustainable</u>
	1089 Southcliffe	More sustainable
	2055 Underhill Nursery	More sustainable
	3443 Land to the east of Lavington School	More sustainable
Malmesbury Community Area Remainder		
Crudwell	3233 Land at Ridgeway Farm	More sustainable
	<u>Site OM014 - Land at Tuners Lane, Crudwell</u>	<u>More sustainable</u>
Oaksey	3128 Land off Wick Road	More sustainable
Salisbury Principal Settlement (including Wilton Town)		
Salisbury	S61 Land at Hilltop Way	More sustainable
	S80 Land to the north of Old Sarum	Less sustainable
	S159 Land to the north of Downton Rd	Less sustainable
	S178 Land to the south of Roman Road, Old Sarum	Not to be considered further
	S1027 North of Netherhampton Rd	More sustainable
	S1028 Land at Netherhampton Rd	More sustainable
	3187 Land at Harnham Business Park	Not to be considered further
	3272 Land at Rowbarrow, Odstock Rd	More sustainable
	3421 Land adjacent to A354, Harnham	Less sustainable
	3554a Land to west of Milford Care Home, Salisbury	Not to be considered further
	<u>Site 3435 – Land off Britford Lane</u>	<u>Less sustainable</u>
	<u>Site OM002 - Land north of A3094</u>	<u>Less sustainable</u>
	<u>Site OM003 - The Yard, Hampton Park</u>	<u>More sustainable</u>
Wilton	S1057 Land rear of Bulbridge Rd	More sustainable
Tidworth and Ludgershall Market Town		
Ludgershall	553 Land at Empress Way	More sustainable
Tisbury Community Area Remainder		
Fovant	3449 Badges View	Not to be considered further
	3450 Land at Pembroke Farm	Not to be considered further
Trowbridge Principal Settlement		
Trowbridge	613 Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	More sustainable
	261 Land at Lower Biss Farm	Not to be considered further
	262 Land west of Yarnbrook Road (A350)	Not to be considered further
	256 Land south of Green Lane, Trowbridge	Not to be considered further
	292 Land north of Green Lane	Not to be considered further
	297 Elizabeth Way	More sustainable

Area of search	Site	SA assessment conclusion
	263 Elizabeth Way	More sustainable
	293 Land to the east of Elizabeth Way	Less sustainable
	1021 Church Lane	More sustainable
	3260 Upper Studley	More sustainable
	298 Land off A363 at White Horse Business Park	More sustainable
	3565 Land east of the A361 at Southwick Court	Less sustainable
Warminster Community Area Remainder		
Chapmanslade	316 Barbers Farm	More sustainable
	1022 Green Farm Industrial Estate and adjacent land	Not to be considered further
Codford	3203 Land at North West Chapmanslade	More sustainable
	612 Chitterne Road	Not to be considered further
	3397 Bury Farmyard, Green Lane	Not to be considered further
	3491 Mayflower Farm	Not to be considered further
	3506 Manor House Grounds	Not to be considered further
Heytesbury	3486 Heytesbury Park	Not to be considered further
	<u>Site OM004 Land west of Heytesbury, adjacent to Greenlands, Heytesbury</u>	<u>Not to be considered further</u>
Warminster Market Town		
Warminster Market Town	302 Land at Bradley Road	More sustainable
	603 Land east of The Dene	Less sustainable
	793 Westbury Road	Not to be considered further
	1032 Bore Hill Farm	Less sustainable
	3242 Land adjacent to Fanshaw Way	Not to be considered further
	304 Land at Boreham Road	More sustainable
	<u>Site OM005 Land at Brick Hill</u>	<u>Less sustainable</u>
	<u>Site OM006 Land to the south of Boreham Road</u>	<u>Not to be considered further</u>
	<u>Site 1030 – 44 & 45 Bath Road</u>	<u>More sustainable</u>
	<u>Site 239 – Land on Upper Marsh Road</u>	<u>Less sustainable</u>
	<u>Site 2091 – Land between Bath Road and A36</u>	<u>Less sustainable</u>
Westbury Community Area Remainder		
Bratton	321 Land off B3098 adjacent to Court Orchard/Cassways, Bratton	More sustainable
	<u>Site 738 – Land south of Westbury Road, Bratton</u>	<u>More sustainable</u>

Assessment of policies

The Plan pre-submission document proposes three policies relating to the Housing Market Areas of Wiltshire and a number of other policies and site allocations for individual sites as set out in the table below. **As a result of the pre-submission consultation, a few amendments have been made to the number of**

dwellings; and one further site has been included for allocation; these changes are noted in the table below.

Sites proposed for housing development within Plan pre-submission document:

Policy	Community Area	Policy/site allocation	Site Name	No. of Dwellings
H1 East Wiltshire Housing Market Area	Tidworth	Policy H1.1	Empress Way, Ludgershall	270
	Devizes	Site allocation H1.2	Underhill Nursery, Market Lavington	50
		Site allocation H1.3	Southcliffe, Market Lavington	15
		Site allocation H1.4	East of Lavington School, Market Lavington	15
H2 North and West Wiltshire Housing Market Area	Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	200 250
		Site allocation H2.2	Land off A363 at White Horse Business Park, Trowbridge	150 225
		Site allocation H2.3	Elizabeth Way, Trowbridge	205 355
		Site allocation H2.4	Church Lane, Trowbridge	45
		Site allocation H2.5	Upper Studley, Trowbridge	20 45
		Site allocation H2.6	Southwick Court, Trowbridge	180
	Warminster	Policy H2.7	East of the Dene, Warminster	100
		Site allocation H2.8	Bore Hill Farm, Warminster	70
		Site allocation H2.9	Boreham Road, Warminster	30
		Site allocation H2.10	Barters Farm Nurseries, Chapmanslade	35
	Chippenham	Policy H2.11	The Street, Hullavington	50
		Site allocation H2.12	East of Farrells Field, Yatton Keynell	30
	Malmesbury	Site allocation H2.13	Ridgeway Farm, Crudwell	50
	Westbury	Site allocation H2.14	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40 35
H3 South Wiltshire Housing Market Area	Salisbury	Policy H3.1	Netherhampton Road, Salisbury	640
		Site allocation H3.2	Hilltop Way, Salisbury	10
		Site allocation H3.3	North of Netherhampton Road, Salisbury	100
		Site allocation H3.4	Land at Rowbarrow, Salisbury	100
		<u>New site allocation</u>	<u>OM003 The Yard, Hampton Park, Salisbury</u>	<u>14</u>
	Amesbury	Site allocation H3.5	Clover Lane, Durrington (comprising sites S98 and 3154)	30 45
		Site allocation H3.6	Larkhill Road, Durrington	15

The three Housing Market Area policy options were reviewed taking into account the combination of the site allocations, individual sites making up the Policy and the mitigation measures proposed in the Plan for that Policy. Each Housing Market Area Policy was then assessed using the generic assessment scale identified above. A summary table of the overall sustainability effects of the three Housing Market Area policies is presented below. The assessment takes into account the mitigation measures proposed within the Plan,

which to a large part covers the issues identified in the SA of the individual sites; as such, the overall score of the Policies against certain SA Objectives may be more positive than the sum of individual site assessment scores, as appropriate mitigation has been proposed within the Policy. **It also presents updates taking into account the proposed Plan modifications and where these strengthen the Plan in relation to the SA Objectives.**

For some SA Objectives, both positive and negative effects have been identified for the Housing Market Area Policy; this reflects that either sufficient mitigation has been included in the policy or site allocation within the Policy, but for others further mitigation is recommended; and/or that both positive and negative effects can be anticipated as a result of the Policy e.g. adverse effects on biodiversity due to the loss of existing habitats, however the potential for longer term benefits through improved planting and landscaping on site leading to biodiversity gain.

The specific details for each score are presented in the SA Report at Table 8.5.

Summary effects of Housing Market Area policies

SA Objective		Policy H1	Policy H2	Policy H3
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses	++ / -	++ / -	++ / -
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	+ / -	+ / -	+ / -
3	Use and manage water resources in a sustainable manner	++ / -	++ / -	++ / -
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	+ / -	+ / -	+ / -
5a	Minimise our impacts on climate change – through reducing greenhouse gas emissions	++ / -	++ / -	++ / -
5b	Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	++ / -	++ / -	++ / -
6	Protect, maintain and enhance the historic environment	-	-	-
7	Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	+ / -	+ / -	+ / -
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	++	+++	++
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities	+	++ / -	+ / -
10	Reduce the need to travel and promote more sustainable transport choices	+ / -	+ / -	+ / -
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	+	++	+++
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local business and a changing workforce	+	+	+

The three Housing Market Area policies which relate to specific sites have been assessed both individually, in-combination with one another and cumulatively with other plans. The results are as follows:

Policy H1

Policy H1 allocates land in the East Wiltshire Housing Market Area, in Tidworth and Devizes Community Areas. The policy will deliver 350 dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though, the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide significant social and economic benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policy H2

Policy H2 allocates land in the North and West Wiltshire Housing Market Area, in Trowbridge, Warminster, Chippenham, Malmesbury and Westbury Community Areas. The policy will deliver ~~4205~~ **1500** dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land, with sites identified within this policy as containing best and most versatile land, as well as one site containing a landfill (SA Obj. 2).

There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though, the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the

development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions. **Furthermore, the Plan is strengthened in relation to this objective through the proposed modification** (SA Obj. 9).

The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policy H3

Policy H3 allocates land in the South Wiltshire Housing Market Area, in Salisbury and Amesbury Community Areas. The policy will deliver ~~895~~ **924** dwellings.

Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~Whilst the HRA has identified no LSE in relation to these sites on the River Avon SAC, recommendations have been made in the HRA and incorporated into the Policy~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).

Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). Minor effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Combined effects

When considering cumulative effects across the three Housing Market Area policies, there are likely to be elevated effects, both beneficial and adverse.

The main significant adverse cumulative effects relate to environmental issues, predominantly as the policies allocate sites on greenfield land. Significant adverse effects also arise from the scale of housing and associated development proposed.

The elevated adverse effects that are likely to arise from the combination of policies H1, H2 and H3 include:

- The total loss of best and most versatile land (SA Obj. 2);
- Effects on air quality, noise and light pollution (SA Obj. 4) – the overall scale of development and provision of new roads is likely to increase air, noise and light significantly for new and existing sensitive receptors.
- ~~Effects on the use and management of water resources in a sustainable manner (SA Obj. 3) – due to existing issues related to surface water management, drainage and flood risk that extend beyond the localised area.~~
- Effects on climate change as a result of greenhouse gas emissions (SA Obj. 5a) – the scale of development is likely to see a significant increase in the number of private car journeys, which may for example affect greenhouse gas emissions.
- ~~Effects on climate change (vulnerability to future climate change effects) (SA Obj. 5b) – similar to SA Obj. 3, whereby existing issues related to surface water management, drainage and flood risk extend beyond the localised area.~~
- Effects on transport and travel (SA Obj. 10) – the scale of development is likely to see a considerable increase in the number of private car journeys.

A number of significant beneficial effects will also arise, related to social and economic considerations. The combination of the policies will result in a substantial contribution to the provision of, and the opportunity to live in, good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures (SA Obj. 8) and contribute significantly to the local economy and enterprise (SA Objs. 11 and 12).

Cumulative effects

Cumulative effects have been considered in terms of the Wiltshire Housing Site Allocations Plan and the Core Strategy strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury, the Chippenham Site Allocations Plan and the Army Basing Programme.

There may be cumulative effects as a result of Policy H1 with land identified for housing development at Drummond Park (MSA) Depot, Ludgershall in the Core Strategy; as a result of Policy H2 with land identified to the south east of the town at Ashton Park, Trowbridge in the Core Strategy; and land identified to the west of Warminster for strategic growth in the Core Strategy; and housing development identified in the Chippenham Site Allocations; and as a result of Policy H3 with strategic sites proposed at Salisbury and Amesbury in the Core Strategy. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policy H3.

In general, cumulative effects are likely to occur due to the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

In most cases these adverse effects are the same as the combined effects for Policies H1, H2 and H3, however elevated effects may occur in relation to:

- SA Obj. 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions. The various Plans are likely to see an increase in the amount of development and associated

infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.

- SA Obj 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Overall, there will be increased urbanisation, in particular at Warminster, Trowbridge and Chippenham. There may also be similar adverse cumulative effects in relation to the Policy H3 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.
- SA Obj 9. Healthy and inclusive communities, SA Obj. 11 Economy and enterprise and SA Obj. 12 Economy and enterprise. Overall the cumulative beneficial effects should be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built.

Assessment of settlement boundaries

The Council has developed an updated methodology to review its settlement boundaries as part of the Plan. Settlement boundaries (or ‘limits of development’) define the built form of a settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.

This revised methodology (refer to the Council’s Topic Paper 1) consists of six themes, as follows:

- Theme 1 ‘Physical features on the ground’ lists specific land uses and their physical relationship to the existing settlement;
- Theme 2 ‘Different types of Development’ covers specific land uses and their physical relationship to the existing settlement;
- Theme 3 ‘Planning Permissions’ explores which kind of planning permissions should be brought forward within the revised settlement boundary;
- Theme 4 ‘Sites allocated for development in the local plan’ identifies whether planning allocations should be included within the revised settlement boundary of Wiltshire Council;
- Theme 5 ‘The curtilage of properties, including large gardens’ covers the type of back garden to be included within the settlement boundary based on their capacity to extend the built form and their location in regards the existing settlement; and
- Theme 6 ‘Recreational or amenity space at the edge of settlements’ covers whether to include recreational and amenity spaces within the revised settlement boundary of Wiltshire Council based on their size and location.

From an SA perspective, the review of settlement boundaries is welcomed, however it is not the purpose of the SA to decide on the revised settlement boundary methodology as part of the Wiltshire Housing Site Allocations Plan. This is the role of Wiltshire Council who will have to make decisions about what physical elements to include within its revised boundaries.

Mitigation measures

A number of recommendations have been made in order to mitigate adverse effects that have been identified. These are both a mix of improvements to the policies in terms of wording and requirements, and further assessment. Measures are proposed in Chapter 8, and summarised in the table below, together with the Council’s response to the recommendations:

Plan policy	Recommendations	Council Response	Plan amendment
Cross-cutting themes in Chapter 5 of the Plan	As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in bold): <i>“An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50</i>	Plan allocations involve greenfield sites. The suggested text provides useful further clarification.	Add to paragraph 5.4 <i>“An ecological assessment will be required for all sites. The development will...”</i>

Plan policy	Recommendations	Council Response	Plan amendment
	<i>(Biodiversity and Geodiversity)</i> ".		
	In paragraph 5.7, the policy could be strengthened by requiring that some of the new housing meets the specific needs of vulnerable and older people.	Further material would replicate measures already included in the development plan, in Core Policy 46.	No change
	It is recommended that the following sentence (in bold) is added to paragraph 5.11: <i>"As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments. Such new evidence can be used as a material consideration when considering a specific planning application."</i>	Further material would replicate measures already provided as standing advice. Measures would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	It is recommended that the following sentence is added in after paragraph 5.11: <i>"Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required"</i> .	Additional text replicates measures already included in the planning system. All planning applications are screened for the likelihood of significant environmental effects in accordance with regulations.	No change
	It is recommended that the following requirements are also included: <i>"Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions".</i> <i>"Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided".</i> <i>"Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes".</i> <i>"Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases."</i> <i>"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to</i>	Further text replicates measures or objectives already included in the development plan or elsewhere: <ul style="list-style-type: none">• regarding surface water management, in Core Policy 67• regarding air quality, in Core Policy 55• regarding sustainable modes of travel in Core Policy 61 Individual Plan allocations identify where additional school or healthcare capacity is necessary to enable development to go ahead. Individual Plan allocations identify where additional measures may be required to protect against noise pollution. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and Re-use of soil along these lines would be sought as a	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<i>the site as possible and to an after use appropriate to the soil's quality).</i> "	part of the master planning process and/or conditioned as part of planning permission.	
Policy H1 East Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H1			
Site allocation H1.2 Underhill Nursery, Market Lavington	It is recommended that this site allocation could be strengthened by identifying the need for further cultural heritage assessment given that potential effects on SA Objective 6 are identified as moderate adverse at this site.	Medieval remains have been found on or adjacent to the site and further investigation and appraisal would be required. Reference is already made to the need for assessment so is already included.	No change
	The reference in the Plan to the site being within Groundwater Source Protection Zone 2 should be deleted because the SA states that the site is not within a Groundwater Source Protection Zone.	A portion of the site is subject to this protection.	No change
	It is recommended that the requirement for a noise impact assessment is included within the text of this site allocation.	Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process.	No change
Site allocation H1.3 Southcliffe, Market Lavington	It is recommended that the requirement for the retention of priority habitat on site, a noise impact assessment and an archaeological assessment be included within the text of site allocation H1.3.	Further text would replicate measures or objectives already included in the development plan or elsewhere: <ul style="list-style-type: none"> regarding biodiversity, in Core Policy 50 regarding heritage assets, in Core Policy 58 Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process	No change
Site allocation H1.4 East of Lavington School, Market Lavington	It is recommended that the requirement for a noise impact assessment and an archaeological assessment should be included within the text of the site allocation H1.4.	Further text would replicate measures or objectives already included in the development plan or elsewhere: <ul style="list-style-type: none"> regarding biodiversity, in Core Policy 50 regarding heritage assets, in Core Policy 58 Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process	No change
Policy H2 North and West Wiltshire Housing Market Area			
Policy H2 North and West Wiltshire	It is recommended that the supporting text for Policy H2 in relation to Trowbridge is amended as follows:	Paragraph 5.45 does not provide an exhaustive list of constraints that affect the town.	No change

Plan policy	Recommendations	Council Response	Plan amendment
Housing Market Area	<p>Paragraph 5.45: <i>“Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC) (e.g. protected bat species), landscape (Green Belt) and infrastructure (i.e. e.g. education and health facility capacity) constraints that limit the choice of available sites. “</i></p> <p>The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on H2.4 below.</p>	<p>Additional text referring to site specific mitigation measures is already included.</p>	
	<p>In addition to the Priority Biodiversity Action Plan habitats, reference should be made at paragraph 5.45 to the HRA recommendations:</p> <p><i>“Habitats Regulations Assessment: Potential impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance have been identified in the HRA for sites in Trowbridge, and the HRA identifies mitigation that is required for specific sites. These measures are identified under relevant site allocation supporting text”.</i></p>	<p>Reference is made in paragraph 5.46.</p> <p>The HRA concludes that Plan allocations will not be likely to have significant adverse effects on the integrity of the River Avon SAC.</p>	No change
	<p>Whilst no LSE on the River Avon SAC and phosphate loading has been identified in the HRA, it is recommended that, when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.</p>	<p>Any implications arising from review of the Nutrient Management Plan will be addressed as Plan preparation progresses.</p>	No change
Individual site policy/site allocation within Policy H2			
Policy H2.1 Elm Grove Farm, Trowbridge	<p>It is recommended that the requirement for potential statutory easements, as the existing foul sewerage infrastructure crosses the site, and a Noise Impact Assessment should be included within the text of the Policy H2.1.</p>	<p>The treatment of statutory easements is a common feature of detailed design and layout that will be considered as part of the master plan process.</p> <p>Small parts of the site could potentially be affected by noise from a main road and railway, so additional text would be useful clarification.</p>	<p>Add to paragraph 5.53:</p> <p><i>“...In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway.“</i></p>
Site allocation H2.2 Land off A363 at White Horse Business Park	<p>Given the original size of development, moderate adverse effects regarding loss of Best and Most Versatile agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree though a moderate adverse effect is still possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied to the site allocation supporting text: “Development will seek to reduce the overall loss of best and most versatile agricultural land</p>	<p>Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.</p>	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<p>wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."</p> <p>Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local highway network, even with the reduction in the number of dwellings proposed. The requirement for a Transport Assessment for this site should be identified in the site allocation.</p>		
Site allocation H2.3 Elizabeth Way	<p>Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a Best and Most Versatile agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. It is recommended that should the site be developed, the following text is added to this site allocation: <i>"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."</i></p>	<p>Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.</p>	No change
Site allocation H2.5 Upper Studley	<p>It is recommended that the following text is added to this site allocation:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."</i></p>	<p>The scale of development and its impact is not considered to be of a scale that contributions could be justified as fairly and reasonably related or necessary to enable it to go ahead.</p>	No change
Policy H2.7 East of the Dene, Warminster	<p>It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: <i>"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."</i></p> <p>It is recommended that the following text is added to this Policy:</p> <p><i>"In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry"</i></p>	<p>Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.</p> <p>The additional text provides useful clarification.</p>	<p>No change</p> <p>Additional text after paragraph 5.89: <i>"In order to facilitate development, appropriate contributions would be likely to be sought"</i></p>

Plan policy	Recommendations	Council Response	Plan amendment
	<i>at the town.”</i>		<i>to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.”</i>
Site allocation H2.8 Bore Hill Farm	It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.	The benefits of proposals outweigh harm from any loss of BMV. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and the re-use of soil would be sought as a part of the planning application process and may be conditioned as part of planning permission.	No change
	It is recommended that the following text is added to this site allocation: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i>	The additional text provides useful clarification.	Additional text after paragraph 5.92: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.”</i>
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H2.8.	Parts of the site could potentially be affected by noise, so additional text would be useful clarification.	Add to paragraph 5.92: <i>“... located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout. Future development...”</i>
Site allocation H2.9 Boreham	It is recommended that appropriate mitigation for the landfill / rubble within this site should be	Soil condition would be considered as a part of the application process and/or	No change

Plan policy	Recommendations	Council Response	Plan amendment
Road	identified within the site allocation supporting text.	conditioned as part of planning permission.	
	The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the site allocation. It is recommended that the following text is added to this site allocation. <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i>	The additional text provides useful clarification.	Additional text after paragraph 5.98: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.”</i>
Site allocation H2.10 Barbers Farm Nurseries, Chapmanslade	It is recommended that the site allocation text specifically identifies the need for detailed ecological assessment at this site.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50.	No change
Policy H2.11 The Street, Hullavington	It is recommended that the Policy text specifically identifies the need for detailed ecological assessment at this site. Furthermore, it is recommended that the requirement for a Heritage Impact Assessment is specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50, and Heritage Impact Assessment in Core Policy 58.	No change
Site allocation H2.12 East of Farrells Field, Yatton Keynell	Site allocation H2.12 and its supporting text does not specifically address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area. It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 58.	No change
Site allocation H2.13 Ridgeway Farm, Crudwell	Site allocation H2.13 and its supporting text does not address the moderate adverse effect related to the fact that the site is within Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location. It is recommended that these issues are identified in the site allocation supporting text, and	A hydrological/ hydrogeological risk assessment may be required in order to support development proposals. This would form part of detailed design and consideration as part of the planning application process in accordance with Core Policy 67.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	the need for further assessment is required.		
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment as well as a Heritage Impact Assessment as this site is near Crudwell Conservation Area is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H2.14 Court Orchard / Cassways Bratton	Site allocation H2.14 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. It is recommended that these issues are identified in the site allocation supporting text, and the need for a foul flow capacity assessment is identified in the supporting text.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Policy H3 South Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H3			
Policy H3.1 Netherhampton Road, Salisbury	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: <i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i>	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment and a noise impact assessment are specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.2 Hilltop Way	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.2.	Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.3 North of Netherhampton Road	Site allocation H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. It is recommended that this is	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in	No change

Plan policy	Recommendations	Council Response	Plan amendment
	identified in the site allocation supporting text and the need for further assessment identified.	accordance with Core Policy 3.	
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58	No change
Site allocation H3.4 Land at Rowbarrow	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H3.4.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.5 Clover Lane, Durrington	Site allocation H3.5 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington supporting text. It is recommended that additional text should be added to this site allocation to address the requirement for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.	No change
	It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.	The HRA concludes that Plan allocations will not have an adverse effect on the integrity of the River Avon SAC. Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the supporting text does not identify that this site is within a Groundwater Source Protection Zone 2. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	No change
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a	Neighbouring uses are generally low key. Any need for an assessment will be considered	No change

Plan policy	Recommendations	Council Response	Plan amendment
	noise impact assessment is included within the text of site allocation H3.5.	through a planning application process.	
	It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.6 Larkhill Road	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, site allocation H3.6 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	No change
	It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.	Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change

One additional mitigation measure was identified following SA of the modifications proposed to the Plan, in relation to the new site allocation at The Yard, Hampton Park, Salisbury (as reported in Section 8.4). The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency, that the following text is added:

“Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”

Monitoring

The Wiltshire Monitoring Framework has been published alongside the Core Strategy, and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these.

Potential indicators for monitoring the likely significant effects of the Plan have been identified as part of this appraisal and are listed under the relevant objective in the SA Framework. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.

Identified significant effects against which monitoring should be undertaken are:

- SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
- SA Objective 3: Use and manage water resources in a sustainable manner
- SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
- SA Objective 5a: Minimise our impacts on climate change – through reducing greenhouse gas emissions
- SA Objective 5b: Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
- SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
- SA Objective 10: Reduce the need to travel and promote more sustainable transport choices
- SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
- SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

No additional monitoring was considered necessary following a review of the modifications to the Plan.

In order to reach a final framework of indicators for the Annual Monitoring Report (AMR) for the Housing Site Allocations Plan, the Council will need to consider the indicators proposed in the SA to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.

Conclusions

From this sustainability assessment, it is clear that many of the significant beneficial effects relate to social and economic considerations. The main significant adverse effects that have been identified relate to environmental issues, due in part to policies allocating sites on greenfield land but also due to the general effects of housing development and population growth.

Overall, it is concluded that the ~~Draft~~ Housing Site Allocations Plan is broadly compatible with sustainability objectives; adverse effects identified are capable of being mitigated and significant social and economic sustainability benefits are likely. However, further requirements to reduce adverse effects could be added to the Plan to strengthen the overall sustainability of the policies and site allocations.

1. Introduction

1.1 Purpose and structure of this report

- 1.1.1 This report is the Sustainability Appraisal (SA) Report of the Wiltshire Housing Site Allocations Plan. The report has been produced jointly by WS Atkins Limited (Atkins) and Wiltshire Council.
- 1.1.2 Wiltshire Council is preparing the Wiltshire Housing Site Allocations Plan (the Plan) to support the delivery of new housing set out in the Wiltshire Core Strategy (adopted January 2015). The Plan will identify sufficient land (in the form of sites) across Wiltshire to ensure delivery of the Wiltshire Core Strategy housing requirement and maintain a five year housing land supply up to the end of the plan period to 2026. In addition to identifying sites for housing delivery, the Plan will also review settlement boundaries.
- 1.1.3 The SA Report presents the results of the SA process as the Plan developed and reports on how the SA informed the development of the Plan.
- 1.1.4 **The Plan and SA process is set out in Section 1.4 and Figure 1.3. This SA Report will be published for submission to the Secretary of State alongside the Final Housing Site Allocations Plan. It has been updated following pre-submission consultation on the draft Plan and associated SA Report between 14 July 2017 and 22 September 2017.** This chapter sets out:
- The context to the Plan
 - An introduction to SA / Strategic Environmental Assessment (SEA) requirements
 - An introduction to Habitat Regulations Assessment (HRA)
- 1.1.5 Following this introduction chapter, the report then provides the following chapters:
- Methodology (Chapter 2)
 - Identifying other relevant plans, programmes and sustainability objectives (Chapter 3)
 - Baseline characteristics (Chapter 4)
 - Identifying key sustainability issues (Chapter 5)
 - Developing the sustainability appraisal framework (Chapter 6)
 - Site options assessment (Chapter 7)
 - Draft Plan proposals assessment (Chapter 8)
 - Cumulative effects (Chapter 9)
 - Settlement boundary review assessment (Chapter 10)
 - Mitigation (Chapter 11)
 - Proposed Monitoring Programme (Chapter 12)
 - Conclusions (Chapter 13)
- 1.1.6 A number of supporting appendices are also provided in **Annex I**.
- 1.1.7 **Following a review of the proposed modifications by the Council to the pre-submission Draft Plan, the following sections of this SA Report have been reviewed and, where relevant, updated from the draft SA Report published in June 2017:**

<u>Changes arising in the SA Report from pre-submission consultation</u>	<u>Where covered in Report</u>
<u>Revised assessment for a number of sites following provision of additional site baseline data</u>	<u>Chapter 7; Annex I</u>
<u>Assessment of new sites and sites that have now come forward to Stage 3 of the assessment process (see Chapter 2: Methodology)</u>	<u>Chapter 7; Annex I</u>
<u>Review of policy changes and their implication for the</u>	<u>Chapter 8 and Annex II</u>

<u>Changes arising in the SA Report from pre-submission consultation</u>	<u>Where covered in Report</u>
<u>SA.</u>	
<u>Review of mitigation measures following new/revised assessments</u>	<u>Chapter 11 – no changes to this chapter were necessary</u>
<u>Review of monitoring requirements following new/revised assessments</u>	<u>Chapter 12– no changes to this chapter were necessary</u>
<u>Review of conclusions in light of the above</u>	<u>Chapter 13</u>

1.2 Wiltshire Core Strategy

Vision and Objectives

1.2.1 The Wiltshire Core Strategy was adopted by Wiltshire Council on 20 January 2015. The Core Strategy covers the whole of Wiltshire (excluding Swindon) and sets out the Council's spatial vision, key objectives and overall principles for development in the county to the year 2026.

1.2.2 The Core Strategy identifies six key challenges for Wiltshire:

- Economic growth to reduce levels of out commuting from many of Wiltshire's settlements
- Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
- Providing new homes to complement economic growth and a growing population
- Planning for a more resilient community
- Safeguarding the environmental quality of the County whilst accommodating new growth
- Infrastructure investment to meet the needs of the growing population and economy.

1.2.3 The Core Strategy also sets out a spatial vision for Wiltshire:

By 2026 Wiltshire will have stronger, more resilient communities based on a sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. Market towns and service centres will have become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel. In all settlements there will be an improvement in accessibility to local services, a greater feeling of security and the enhancement of a sense of community and place. This pattern of development, with a more sustainable approach towards transport and the generation and use of power and heat, will have contributed towards tackling climate change.

Employment, housing and other development will have been provided in sustainable locations in response to local needs as well as the changing climate and incorporating exceptional standards of design. Wiltshire's important natural, built and historic environment will have been safeguarded and, where necessary, extended and enhanced to provide appropriate green infrastructure, while advantage will have been taken of Wiltshire's heritage to promote cultural and lifestyle improvements as well as tourism for economic benefit.

Partnership working with communities will have helped plan effectively for local areas and allow communities to receive the benefit of managed growth, where appropriate.

1.2.4 The housing market areas are shown in Figure 1.1.

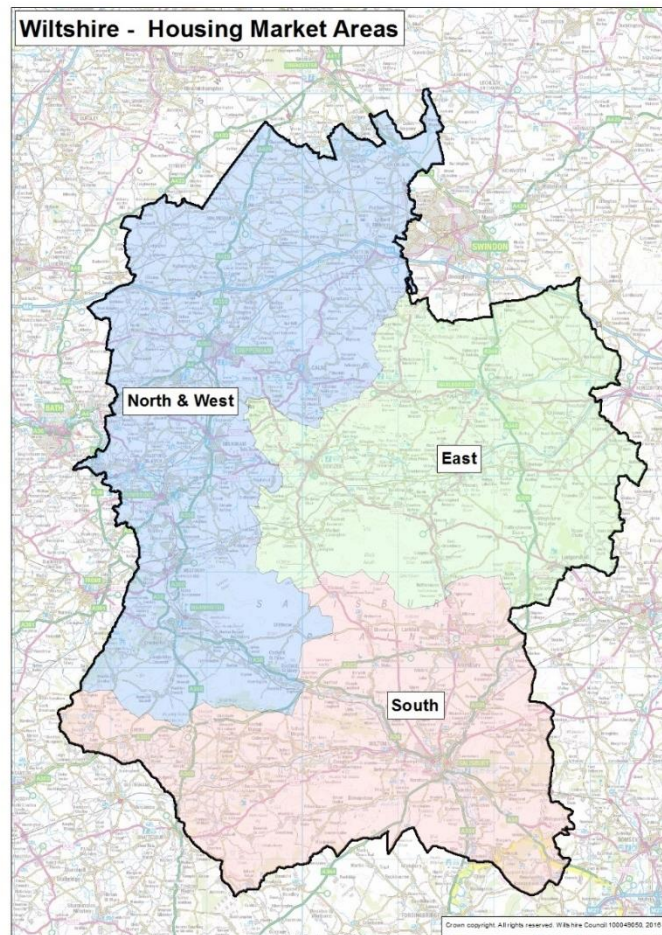


Figure 1.1. Housing Market Areas in Wiltshire

Community Areas

- 1.2.5 The adopted Core Strategy includes a strategy for each of the Community Areas of Wiltshire (see Figure 1.1), setting out how it is expected that these areas will change by 2026, and how this change will be delivered. An indicative housing requirement for each Community Area including the Principal Settlements and Market Towns and, in the South Wiltshire Housing Market Area, the Local Service Centres is provided in the Core Strategy. The total indicative new housing requirement equates to at least 42,000 by 2026.
- 1.2.6 The Core Strategy already allocates strategic development sites in some Community Areas, where new jobs and homes will be provided. The purpose of the Wiltshire Housing Site Allocations Plan is primarily to allocate further development sites in the Community Areas across Wiltshire to meet indicative remaining requirements and ensure surety of housing delivery over the plan period to 2026.
- 1.2.7 It should be noted that Chippenham town is excluded from the Wiltshire Housing Site Allocations Plan and that a separate Chippenham Site Allocations Plan has been prepared by Wiltshire Council allocating strategic mixed use sites. Notwithstanding this, further development sites are considered in the rest of Chippenham Community Area in the Wiltshire Housing Allocations Plan.

1.3 Wiltshire Housing Site Allocations Plan

Purpose of the Plan

- 1.3.1 The purpose of the Plan is twofold:

- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
- allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five year land supply in each of Wiltshire's three HMAs over the period to 2026.

Objectives

1.3.2 The Plan has three objectives, as outlined below:

Settlement boundary review

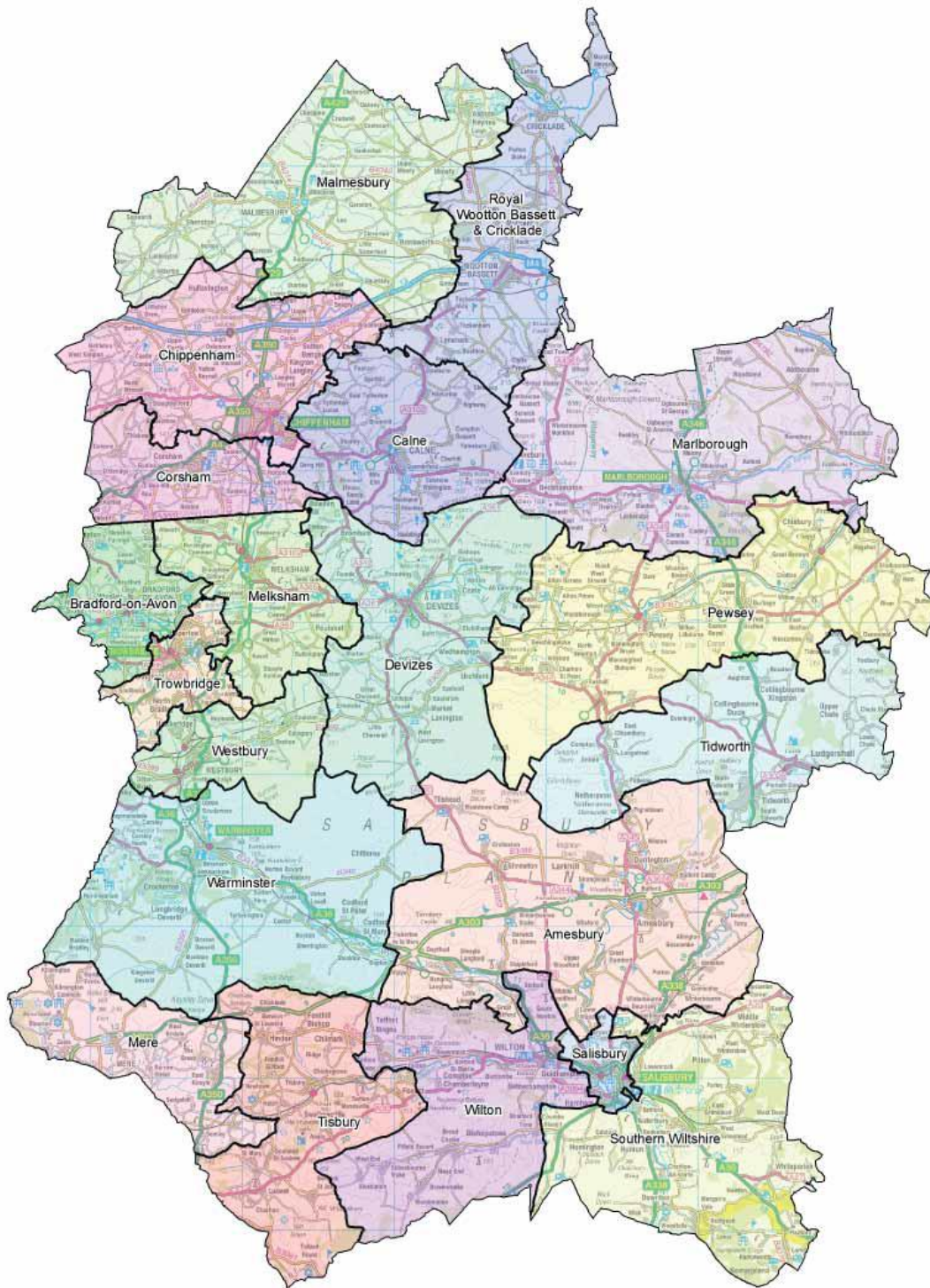
- Objective 1: To ensure there is a clear definition to the extent of the built up areas at principal settlements, market towns, local service centres and large villages

Housing site allocations

- Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the National Planning Policy Framework
- Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County

1.3.3 As part of the preparation of the Plan the settlement boundaries in 83 communities across Wiltshire have been reviewed (Refer to Topic Paper 1: Settlement Boundary Review Methodology (Wiltshire Council, April 2017) and this SA Report considers the options that have informed this review (see Chapter 10); this SA Report also reviews the sites (Chapter 7) and the Plan policies itself (Chapter 8).

1.3.4 The community areas are shown in Figure 1.2.



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Figure 1.2. Community Areas in Wiltshire

1.4 Sustainability Appraisal and Strategic Environmental Assessment requirements

- 1.4.1 SA is required during the preparation of a Local Plan, under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.4.2 It applies to any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans.
- 1.4.3 SA should also incorporate SEA in line with the EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive came into force in the UK in 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations').
- 1.4.4 The overarching objective of the SEA Directive is:
- "To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment." (Article 1).*
- 1.4.5 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. It applies in this case to the Wiltshire Housing Site Allocations Plan.
- 1.4.6 SA (incorporating SEA) is an iterative assessment process which plans and programmes are required to undergo as they are being developed, to ensure that potential significant effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. It also requires the monitoring of significant effects once the plan/programme is implemented.
- 1.4.7 The SA process should be started early in plan-making as shown in Figure 1.3. This has been adhered to in the Wiltshire Housing Site Allocations process.
- 1.4.8 The main stages in the SA process are shown in Figure 1.3 and involve:
- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
 - Stage B – Developing and refining options and assessing effects;
 - Stage C – Preparing the Sustainability Appraisal Report;
 - Stage D – Consultation on the plan and the Sustainability Appraisal Report; and
 - Stage E – Monitoring the significant effects of implementing the plan.

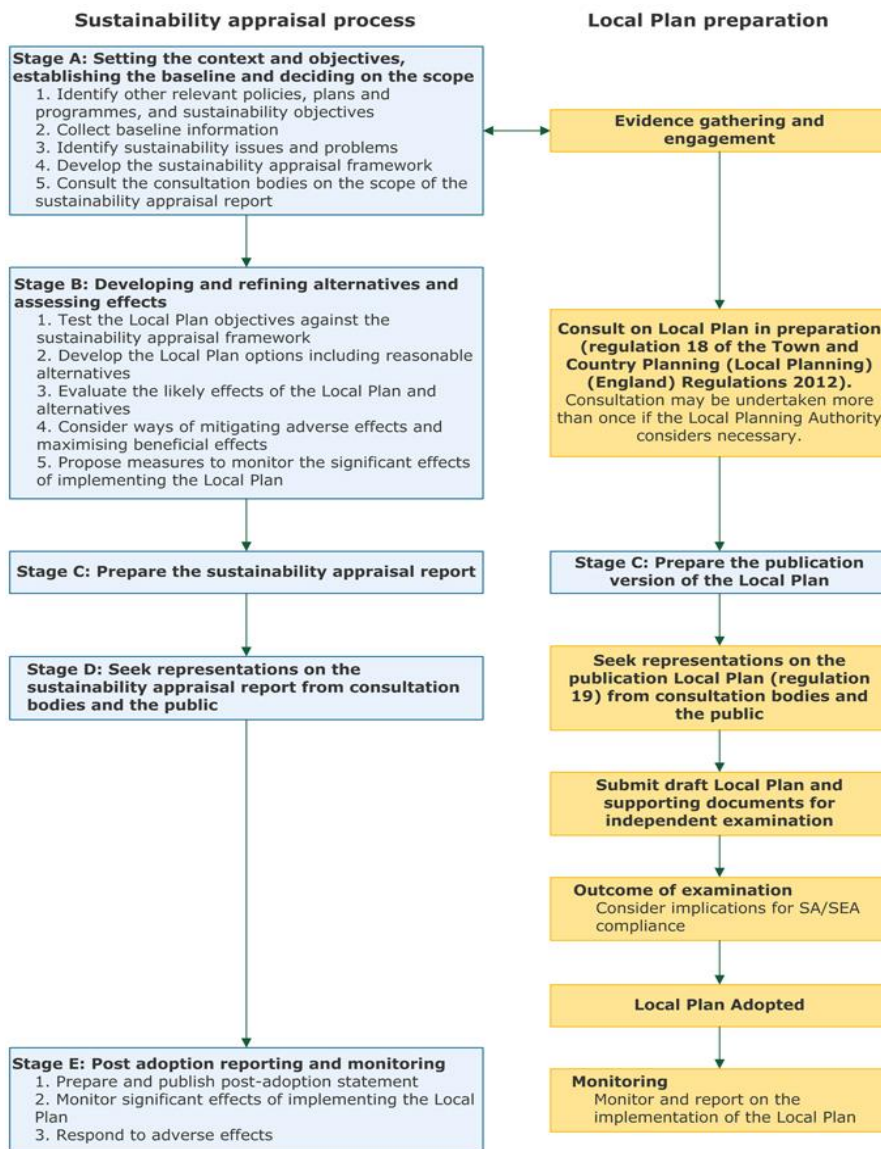


Figure 1.3. SA Process in Relation to Plan-Making

(Taken from NPPG: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>)

1.5 Consultation in the SA process

1.5.1 The requirements for consultation during SA are determined by the requirements of the SEA Directive. These are:

- Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. In England, the Consultation Bodies are Historic England, Natural England and the Environment Agency. The SA guidance goes further by suggesting consultation, in addition to the three Consultation Bodies, of representatives of other interests including economic interests and local business, social interests and community service providers, transport planners and providers and Non-Governmental Organisations (NGOs); and
- The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report (SA Report in the case of SA).

1.5.2 **The following reports have been consulted upon as part of this SEA process:**

- **SA Scoping Report between 12 May and 16 June 2014**
- **Pre-submission Draft Plan and SA Report between 14 July 2017 and 22 September 2017**

1.5.3 Further information on consultation undertaken by Wiltshire Council on the SA Scoping Report can be found in Appendix A. **The modifications to the Plan proposed as a result of the pre-submission consultation, and its implications for the SA, have been considered in Annex II and the results summarised in Chapter 8 of this report.**

1.6 Compliance with requirements of SEA Regulations

1.6.1 The SA Report complies with the requirements of the SEA Regulations. These are set out in the table below.

Table 1.1. SEA requirements

Requirements of the Directive	Where covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapter 1.2; 2 SA Scoping Report 2014 Appendix A and B
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 4; 5 SA Scoping Report 2014 Appendix A and B
c) The environmental characteristics of areas likely to be significantly affected	Chapter 4; 5 SA Scoping Report 2014 Appendix B
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapter 5; 6 SA Scoping Report 2014 Appendix B
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 3; 6
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: <ul style="list-style-type: none"> • biodiversity, • population, • human health, • fauna, • flora, • soil, • water, • air, 	Chapter 7 and 8 Annex 1 The following SEA topics match the following SA objectives: Biodiversity (SA Objective 1) Population (SA Objective 4, 8, 9, 11 and 12) Human Health (SA Objective 4, 9) Fauna (SA Objective 1) Flora (SA Objective 1) Soil (SA Objective 2) Water (SA Objective 3)

Requirements of the Directive	Where covered in Report
<ul style="list-style-type: none"> • climatic factors, • material assets, • cultural heritage including architectural and archaeological heritage, • landscape and • the interrelationship between the above factors. 	<p>Air (SA Objective 4) Climatic Factors (SA Objective 5) Material Assets (SA Objective 8) Cultural Heritage including architectural and archaeological heritage (SA Objective 6) Landscape (SA Objective 7)</p> <p>Interrelationships – captured through interactive effects section 9.3.</p>
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 2, Recommendations incorporated within Chapter 8
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Reasons for selecting alternatives and how they were undertaken: Chapter 2, 7, 8 Any difficulties: Chapter 4.3
i) A description of measures envisaged concerning monitoring (in accordance with Regulation 17)	Chapter 12
j) A non-technical summary of the information provided under the above headings	Non Technical Summary

1.7 Habitats Regulations Assessment

- 1.7.1 Alongside the SA process it is also necessary to assess whether the sites contained in the Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.
- 1.7.2 A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species 2010 (the Habitats Regulations), for all plans and projects which may have a likely significant effect on a European site (Natura 2000 sites). HRA is also required, as a matter of UK Government policy for potential SPAs (pSPA), candidate SACs (cSAC) and listed Wetlands of International Importance (Ramsar sites) for the purposes of considering plans and projects, which may affect them.
- 1.7.3 The HRA prepared by Wiltshire Council comprised an early HRA Settlement Level Screening Assessment for the Wiltshire Housing Sites during the initial development of the Plan (site selection stage 3), which ran parallel to Stage B of the SA process. This was used to inform the assessment of the individual site options in Chapter 7 of this report.
- 1.7.4 Policy Level Screening (screening of individual policies for likely significant effects (LSE) along and in-combination) and Appropriate Assessment of the Plan (assessment of the effects of the plan as a whole upon the integrity of relevant individual Natura 2000 sites alone and in-combination) was also undertaken as part of the HRA; this information has been used to inform the assessment of the Plan policies (site selection Stages 4 and 6) in Chapter 8 of this report.
- 1.7.5 **Following pre-submission consultation, an addendum to the HRA has been prepared (Wiltshire Council, May 2018). Updates relate to mitigation strategies proposed; and therefore any changes relevant to the SA have been identified in Chapter 8 of this SA Report.**

1.7.6 **Pre-submission**, the Plan was initially screened for effects upon all European sites within 15km of the administrative boundary of Wiltshire, as was agreed with Natural England for the Core Strategy HRA. The full list of sites included in the screening assessment is shown in Table 1.2.

Table 1.2. List of European sites screened for LSE

Sites Partially or Entirely within Wiltshire	Within 15km of Wiltshire
Porton Down SPA Salisbury Plain SPA Bath & Bradford on Avon Bats SAC Chilmark Quarries SAC Great Yews SAC Kennet & Lambourn Floodplain SAC New Forest SAC North Meadow and Clattinger Farm SAC Pewsey Downs SAC Prescombe Down SAC River Avon SAC Salisbury Plain SAC	New Forest SPA Dorset Heathlands SPA Solent & Southampton Water SPA Avon Valley SPA Avon Valley SAC Cotswolds Beechwood SAC Dorset Heathlands SAC Emor Bog SAC Fontmell and Melbury Downs SAC Hackpen Hill SAC Kennet Valley Alderwoods SAC Mells Valley SAC Mendip Woodlands SAC Mottisfont Bats SAC River Lambourn SAC Rodborough Common Solent Maritime SAC

1.7.7 The international sites that were considered in the HRA in terms of having the potential to trigger LSE included:

- Salisbury Plain SPA / SAC – development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance; and buildings within 1.5km of stone curlew nesting sites that could displace the birds.
- New Forest SPA - development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance.
- Porton Down SPAs - buildings within 1.5km of stone curlew nesting sites that could displace the birds.
- Bath and Bradford on Avon Bats SAC - development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance; development that could result in habitat loss and disturbance and/or interruption of flight lines.
- Chilmark Quarries SAC - development that could result in LSE through habitat loss and disturbance and/or interruption of flight lines.
- Kennet and Lambourn Floodplain SAC – development that could affect low flows on the Upper Kennet which could affect the downstream Kennet and Lambourne SAC and Kennet Valley Alderwoods SAC.
- Kennet Valley Alderwoods SAC - development that could affect low flows on the Upper Kennet which could affect the downstream Kennet and Lambourne SAC and Kennet Valley Alderwoods SAC.
- River Avon SAC - development that could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage.

1.7.8 A total of 20 settlements were included in the Settlement Level Screening Assessment carried out at Stage 3 of the site selection process. No LSE were identified at 6 settlements, with LSE identified at the other 14.

Salisbury Plain SPA - recreational pressure

1.7.9 Settlements at Stage 3 of the site selection process falling wholly or partly within 6.4km of Salisbury Plain SPA include:

- Market Lavington
- Ludgershall
- Warminster
- Codford
- Heytesbury
- Bratton
- Amesbury
- Durrington
- Shrewton

1.7.10 Development at these 9 settlements would contribute to recreational pressure upon the SPA. Sites beyond 6.4km of the SPA are considered unlikely to make a significant contribution to recreational pressure upon the stone curlew populations and have been screened out from further assessment on this issue.

New Forest SPA – recreational pressure

1.7.11 No settlements were identified in the visitor catchment of the New Forest SPA. No LSE upon this SPA have been identified by the settlement level screening assessment.

Bath and Bradford on Avon Bats / Chilmark Quarries SAC – recreational pressure

1.7.12 Settlements at Stage 3 of the site selection process falling wholly or partly within 500m of any core roosts, or within 2 miles of a woodland core roost site associated with the Bath and Bradford on Avon Bats and Chilmark Quarries SAC include:

- Trowbridge

1.7.13 Development at Trowbridge has the potential to bring development within easy walking distance (<500m) of some of the core woodland roosts for Bechstein's Bats which are functionally linked to the Bath and Bradford on Avon Bats SAC. This would only occur if development was to extend the town further to the east, while development in other areas of the town would not have such acute effects. Experience has shown that the effects of development in close proximity to these woods cannot be reliably mitigated, and any such sites are likely to fail an appropriate assessment; it was therefore recommended that any allocations within this area be removed from the site selection process. Development at Trowbridge would also contribute in-combination to the general increase in recreational pressure on the Bath and Bradford on Avon Bats SAC.

1.7.14 No recreational pressure related LSE upon the Chilmark Quarries SAC have been identified.

Salisbury Plain SPA - visual disturbance

1.7.15 Settlements at Stage 3 of the site selection process falling wholly or partly within 1.5km of known stone curlew nests considered in this SA include:

- Amesbury

1.7.16 Development at Amesbury could potentially occur within 1,500m of known stone curlew nest sites; these nests are not within Salisbury Plain SPA but are considered to be used by the same populations, and are therefore treated as functionally linked land. Development at Amesbury could therefore cause disturbance of these nest sites, which would result in a LSE upon the SPA.

Bath and Bradford on Avon / Chilmark Quarries SACs - habitat loss / deterioration

1.7.17 Settlements at Stage 3 of the site selection process falling wholly or partly within core areas associated with the Bath and Bradford on Avon / Chilmark Quarries SACs include:

- Trowbridge
- Fovant

1.7.18 Development at Trowbridge would occur within the core areas associated with the Bath and Bradford on Avon Bats SAC. Development at Fovant would occur within the core areas associated with the Chilmark Quarries SAC.

1.7.19 A large number of recent planning applications within the core areas have been found to have LSE upon the Bath and Bradford on Avon Bats SAC, typically through the loss / degradation of foraging and commuting features in the core areas.

River Avon SAC - damage / degradation to habitats and increased pollution from urban runoff

1.7.20 Settlements at Stage 3 of the site selection process falling wholly or partly within 20m of the River Avon SAC include:

- Warminster
- Heytesbury
- Amesbury
- Durrington
- Shrewton
- The Winterbournes
- Salisbury
- Wilton

1.7.21 The potential impacts of development in these settlements would be entirely site specific.

River Avon SAC – phosphate loading

1.7.22 Settlements at Stage 3 of the site selection process falling wholly or partly within a High Risk catchment include:

- Warminster
- Salisbury
- Wilton

1.7.23 Development at these settlements could contribute towards LSE upon the River Avon SAC through additional Phosphate loading.

1.7.24 A further two settlements in the catchments are understood to have no mains sewage infrastructure:

- Codford
- Heytesbury

1.7.25 It was recommended that any options for these settlements be removed from the site selection process at Stage 3.

River Avon SAC - water abstraction

1.7.26 Settlements at Stage 3 of the site selection process falling wholly or partly within sub-catchments where abstraction from PWS could cause LSE on the River Avon SAC include:

- Warminster
- Codford
- Heytesbury
- Ludgershall
- Amesbury
- Durrington
- Shrewton
- The Winterbournes

1.7.27 Development at these settlements could potentially contribute towards LSE on the River Avon SAC through abstraction; and it was recommended that any options for Shrewton be removed from the site selection process at Stage 3.

Kennet and Lambourn Floodplain SAC - water resources

1.7.28 There are no settlements at Stage 3 of the site selection process falling wholly or partly within the catchment of the River Kennet.

1.7.29 A Policy Screening Assessment was undertaken on the Plan Policies, and an Appropriate Assessment was undertaken for those sites where LSE might occur. The results of these assessments are:

Salisbury Plain SPA - recreational pressure

1.7.30 Ten allocations relate to sites within the established 6.4km visitor catchment for Salisbury Plain SPA and could potentially increase recreational pressure on the stone curlew population, covering sites in Warminster, Ludgershall, Market Lavington, Bratton and Durrington. **The HRA Addendum also identifies two sites, one in Trowbridge and one in Chapmanslade that could potentially increase recreational pressure.** The effects of individual allocations alone and in combination were considered; it was concluded that at the current time, the continued implementation of the Salisbury Plain Mitigation Strategy **(and its revisions)** can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.

1.7.31 There are no recommendations for changes to policies or supporting text. The Council will be updating the Salisbury Plain Mitigation Strategy to take the latest visitor survey results and stone curlew monitoring into consideration and NE, RSPB and the MoD will be consulted as part of this work.

New Forest SPA

1.7.32 No allocations were identified in the visitor catchment of the New Forest SPA. No LSE upon this site have been identified by the policy level screening assessment.

Bath and Bradford on Avon Bats / Chilmark Quarries SAC - recreational pressure

1.7.33 A total of six allocations in Trowbridge relate to land within two miles of a woodland core roost site associated with the Bath and Bradford on Avon Bats SAC, all at Trowbridge. The HRA concludes that the Plan could have an adverse effect upon the integrity of the SAC both alone in combination with other planned development through increased recreational disturbance.

1.7.34 With mitigation in place through the implementation of the emerging Trowbridge Recreation Management Mitigation Strategy, **now called the Trowbridge Bat Mitigation Strategy (TBMS)** and implementation of proposed policy text within the HRA, it was concluded that the Plan would not have an adverse effect on the integrity of the Bath and Bradford on Avon Bats SAC either alone or in combination with other plans or projects. **The HRA Addendum identifies that increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through**

appropriate assessment. At the lower end of the range, provided the proposed schemes meet the requirements of the TBMS in terms of layout, design and contributions to offsite mitigation, the allocations at Trowbridge will not lead to adverse effects on the Bath and Bradford on Avon Bats SAC. At the upper range housing numbers have the potential to cause adverse effects alone and where this is the case, a reduction in housing numbers would be required.

Salisbury Plain SPA - visual disturbance

- 1.7.35 No allocations were identified within 1.5km of known stone curlew nest sites. No LSE upon the Salisbury Plain SPA through visual disturbance have been identified by the policy level screening assessment.

Bath and Bradford on Avon/ Chilmark Quarries SACs - habitat loss / deterioration

- 1.7.36 No allocations are proposed within the recognised Core Areas for the Bath and Bradford on Avon Bats SAC, however following the initial screening assessment based on the distance criteria, a total of six allocations for Trowbridge were screened in.
- 1.7.37 Mitigation measures as well as the requirement for site-specific assessment are identified within the HRA for these sites.
- 1.7.38 The HRA concluded that with the application of the mitigation measures, and the completion and delivery of the emerging Trowbridge Recreation Management Mitigation Strategy the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects.
- 1.7.39 No allocations are proposed within the Core Areas associated with the Chilmark Quarries SAC.

River Avon SAC - damage / degradation to habitats

- 1.7.40 No allocations lie within 20m of the River Avon SAC. No LSE upon the SAC through habitat loss / deterioration have been identified by the policy level screening process.

River Avon SAC – phosphate loading

- 1.7.41 A total of seven allocations relate to land within High Risk sub-catchments including the Upper Wylde and Lower Avon, at Warminster and Salisbury. It was concluded that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects.
- 1.7.42 The HRA however recommended that supporting text should be added to the Plan explaining that all development at Warminster (Bore Hill Farm, East of The Dene and Boreham Road) and Salisbury (Land at Hilltop Way, Land at Netherhampton Road, North of Netherhampton Road and Land at Rowbarrow) will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus. **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

River Avon SAC - water abstraction

- 1.7.43 A total of six allocations relate to land within the Wylde, Bourne or Upper Avon sub-catchments of the River Avon SAC, which are known to be potentially sensitive to water abstraction pressures, at Ludgershall, Warminster and Durrington. The HRA states that it is currently possible to conclude that the Plan (relevant individual policy options at Warminster, Ludgershall and

Amesbury) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects.

- 1.7.44 However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. It will be the responsibility of Wessex Water to implement those upgrades which would probably be during the period 2021-25. This should be referred to in the supporting text for the Durrington allocations.
- 1.7.45 The HRA recommends that the following wording is included in the supporting text to policies H.3.5 and H3.6: “Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence”.

Kennet and Lambourn SAC

- 1.7.46 No allocations were identified within the River Kennet catchment. No LSE upon the Kennet and Lambourn SAC have been identified by the policy level screening assessment.
- 1.7.47 In conclusion, the HRA identified no adverse effects on the integrity of Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. However, this assumes that mitigation proposed in the HRA is implemented. The findings of the HRA have been integrated into this SA where appropriate.

2. Methodology

2.1 Introduction

- 2.1.1 This chapter sets out the methodology adopted for the SA which is considered in line with guidance, including the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), SEA Regulations and The Practical Guide to the Strategic Environmental Assessment Directive, by the ODPM (now DCLG).
- 2.1.2 Figure 1.3 shows the SA process in relation to plan-making and identifies a number of stages.
- 2.1.3 The SA process forms Stage 3 of the site selection process undertaken by Wiltshire Council, as set out in Topic Paper 2 – Site Selection process methodology (Appendix 2 to the Plan). The interaction between the SA process and the site selection process is also set out below.

2.2 Stage A - Scoping

- 2.2.1 The first output of the SA process (Stage A) was the SA Scoping Report, which was produced earlier in 2014, setting out the scope and level of detail of the information to be included in the SA Report. It should be noted that this Scoping Report was produced to cover both the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan and it was itself based upon the SA of the Wiltshire Core Strategy Development Plan Document (DPD), Wiltshire and Swindon Minerals and Waste Development Framework.
- 2.2.2 The SA Scoping Report reported on a number of tasks (as shown in Stage A of Figure 1.3) including the following:
- Identifying other relevant plans, policies or programmes and sustainability objectives (Chapter 3);
 - Collecting baseline information (Chapter 4);
 - Identifying sustainability issues and problems (Chapter 5); and
 - Developing the sustainability appraisal framework (Chapter 6).
- 2.2.3 The content of the SA Scoping Report is reproduced in large part in this SA Report in order to meet the SEA requirements, as shown in Table 1.1. Therefore the numbers in brackets in Table 1.1 correspond to chapters in this SA Report where this information can be found. Further detail on the methodology for each of these tasks can be found in each of the chapters identified above.
- 2.2.4 The Scoping Report was subject to consultation between 12 May and 16 June 2014. Comments were received from Natural England and the Environment Agency. English Heritage did not reply. Consultation comments from Natural England focused on the SA framework by which the assessment should be undertaken, with recommendations for improvement to ensure that landscape and biodiversity effects are considered. Natural England also commented on the monitoring indicators so that they allow for the monitoring of the effects of the Plan on the objective concerned, and not the objective more generally. The Environment Agency noted that it was satisfied with the plans and programmes, sustainability objectives and baseline data. The Environment Agency wishes to continue to be involved in the SA/SEA process and with the development of the DPDs.
- 2.2.5 The consultation responses have been compiled and are set out in Appendix A, with suggested actions which were then agreed by the Council.

2.3 Stage B- Developing and refining alternatives and assessing effects

- 2.3.1 Essentially this stage involved using information obtained from the scoping stage, and further detailed evidence collated as the plan development evolved, alongside development plan proposals to predict and evaluate the nature and significance of effects arising from proposed development and to identify potential improvements and mitigation solutions.
- 2.3.2 The criteria of assessing the significance of a specific effect used in the assessments, as outlined in Annex II of the SEA Directive, is based on the following parameters to determine the significance:
- Nature and magnitude of effect – i.e. positive or negative
 - Scale – i.e. local, regional, national;
 - Permanence – i.e. permanent or temporary;
 - Certainty
 - Duration – i.e. short, medium and long term
 - Sensitivity of receptor;
 - Secondary, cumulative and synergistic effects.
- 2.3.3 The selection of preferred development sites by Wiltshire Council has been carried out through the application of a comprehensive Site Selection Process Methodology (Topic Paper 2: Site Selection Process Methodology - Wiltshire Council, May 2017) developed by the Council, which embeds sustainability appraisal into the wider assessment framework. The stages in the Council's site selection process, and their interaction with this SA, are summarised in Figure 2.1. Further details in these proposals are provided below.

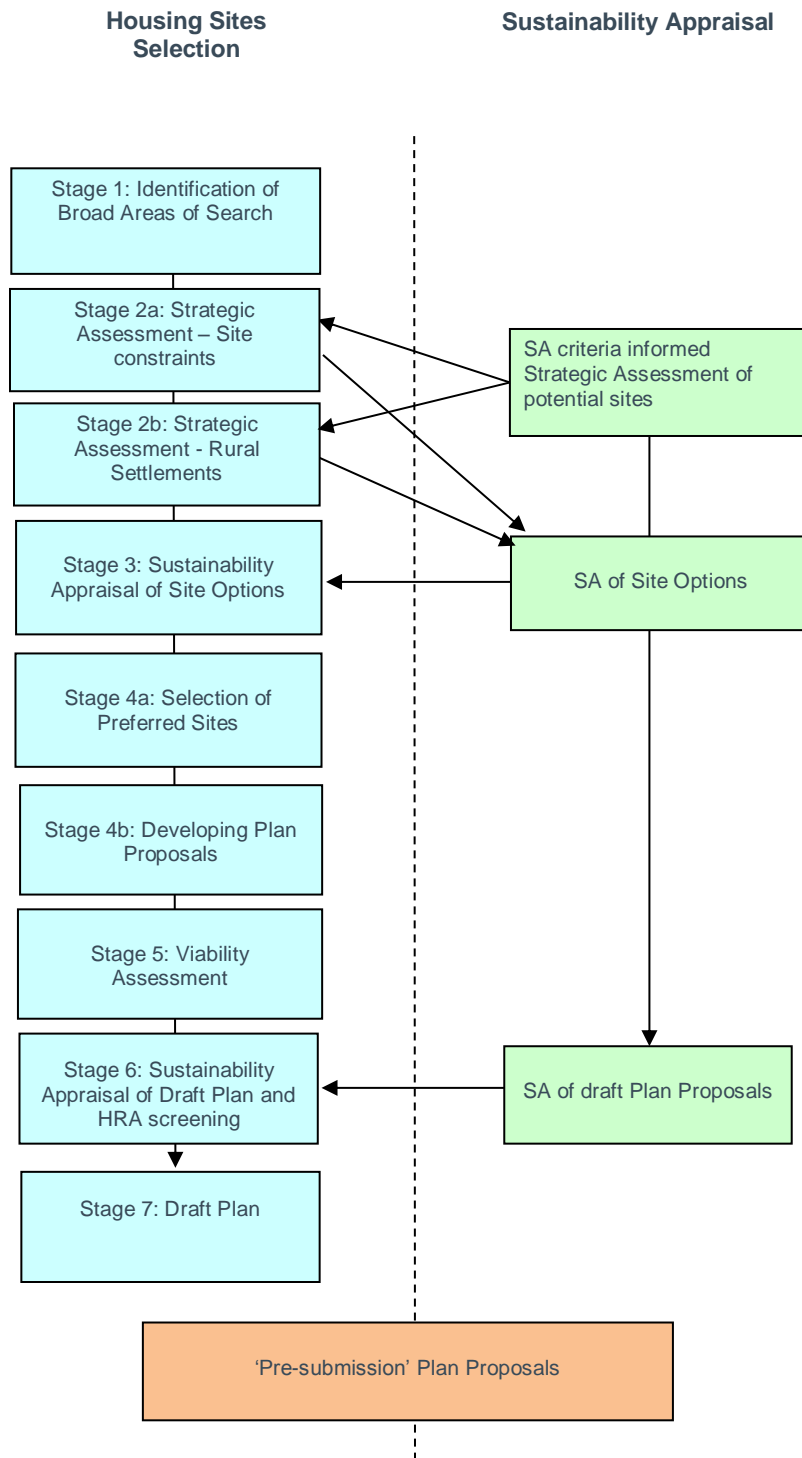


Figure 2.1. Housing Sites Identification Methodology and relationship with SA

Council Site Selection Stage 1 - Identification of broad areas of search

2.3.4 The identification of broad areas of search (i.e. Community areas where housing land supply needs to be supplemented in order to meet WCS indicative levels of housing development for 2006 – 2026) within each of the three Wiltshire Housing Market Areas (HMA) was first undertaken by the Council using the Housing Site Selection Process Methodology (Stage 1). The

broad areas of search are based on the named settlements within Core Strategy Policy 1 and Community Area remainders for which indicative housing requirements are identified in Core Strategy policies. The results of Stage 1 are presented in topic papers for each community area.

- 2.3.5 **Potential housing sites in areas of search which do not have an outstanding indicative housing requirement, and therefore did not progress to Stage 2 of the Site Selection Process, have not been considered as ‘reasonable alternatives’ for the purposes of the SA. The Council’s Topic Paper 2 ‘Site Selection Process Methodology’ which accompanies the Plan, explains why housing site allocations in these areas have not been sought.**

Council Site Selection Stage 2 - Strategic assessment of potential site options at broad areas of search

Stage 2a – Strategic constraints of site constraints

The purpose of Stage 2a was to reject potential housing sites that are not contiguous with the built up area of a settlement and remove areas affected by barriers to development

- 2.3.6 Land promoted for development is recorded in the Wiltshire Strategic Housing Land Availability Assessment (SHLAA sites). These sites represent the pool of possibilities for Plan proposals. During Stage 2a, these SHLAA sites, **and other potential sites that were promoted to the Council through the summer 2017 pre-submission consultation on the Plan,** have been considered in the identification of potential site options and reasonable alternatives in the broad areas of search identified. This involved the assessment by the Council of site options against strategic constraints. Sites with significant constraints to development have been removed at this stage.
- 2.3.7 The full set of constraints and how they relate to the SA objectives is shown in Table 2.1. Further details can be found in the Site Selection Process Methodology Report (Topic Paper 2: Site Selection Process Methodology - Wiltshire Council, May 2017).
- 2.3.8 It should be noted that 5 out of the 6 strategic constraints are closely associated with the SA objectives. These criteria allow for the consideration of national planning policy and designations that prohibit or avoid development on land unless other land is not available. Two additional exclusionary questions have been set by Wiltshire Council covering completions, commitments, allocations and location in relation to the settlement boundary as the principle of development is already set on such land and such site options should be excluded.
- 2.3.9 As a result of this assessment, areas of search and potential housing sites were either rejected or reduced in size before being taken forward to Stage 2b.

Table 2.1. Strategic constraints and their relationship with the SA objectives

SA objective	Strategic criteria
1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (SAC, SPA, Ramsar sites, National Nature Reserve, ancient woodland, SSSI)?
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Is the site fully or partly within the Green Belt?
3. Protect and manage the water environment, including management of flood risk and protection of groundwater resource	Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Protect, maintain and enhance the historic environment	Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset? (World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park

SA objective	Strategic criteria
	and Garden, Registered Battlefield)?
N/A	Is the site fully or partly a completion or commitment? Or is the site (fully or partly) within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
N/A	Is the site fully or partly within the settlement boundary?

2.3.10 **Potential sites that were removed entirely through the Stage 2a assessment, and therefore did not progress to later stages of the Site Selection Process, have not been considered as ‘reasonable alternatives’ for the purposes of the SA. The Council’s Topic Paper 2 ‘Site Selection Process Methodology’ which accompanies the Plan, gives further explanation as to why potential sites are rejected at this stage.**

Stage 2b – Strategic Assessment – Rural Settlement

The purpose of Stage 2b was to remove rural settlements from Areas of Search where local needs for housing have already been met

2.3.11 A number of criteria, as set out in the **relevant** Community Area Topic Papers, have been used by the Council to remove some large villages from consideration. Criteria included: removing areas where local needs for housing have already been met; removing settlements where they have been considered within Neighbourhood Plans; and removing settlements within Areas of Outstanding Natural Beauty (AONB) where other options outside AONBs are available.

2.3.12 In a few cases, other reasons specific to particular large villages also prevented them from being considered reasonable alternatives.

2.3.13 As a result of this assessment, further areas of search and sites were rejected and the reasons for this are documented in the relevant Community Area Topic Paper. **These areas of search, and sites within them, were therefore not considered reasonable alternatives for the purposes of the SA. The Council’s Topic Paper 2 ‘Site Selection Process Methodology’ which accompanies the Plan, gives further explanation as to why potential sites are rejected at this stage.**

Council Site Selection Stage 3 - SA of site options

2.3.14 The site options that were not excluded through Stages 1, 2a and 2b were then assessed against the SA Framework (Chapter 6) at Stage 3, and are reported in this SA Report. The generic SA assessment scale that has been used is shown in Table 2.2 and the scoring assessment rationale for each SA objective is set out in Table 2.3.

Table 2.2. Generic Assessment Scale

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigation measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.

Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

Note: Major and moderate adverse and positive effects are considered significant.

- 2.3.15 The assessment of the site options through the SA process has resulted in the identification of more and less sustainable sites within an area of search, as well as those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 2.3.16 In terms of identification of more sustainable site options, prediction of minor adverse effects indicates that mitigation is possible and resulting effects are likely to be minor (not significant) and thus not a cause of concern. The same is true for site options with neutral or no effects. Thus site options exhibiting the most number of this type of effect across SA objectives are the most sustainable and are the first to be selected in a given area of search.
- 2.3.17 Moderate adverse effects, on the other hand, indicate that mitigation is problematic, potentially resulting in the occurrence of undesirable significant adverse effects. On this basis, the least number of moderate adverse effects a site option presents, the more preferred it becomes from a sustainability perspective as the risks involved are less.
- 2.3.18 As a general rule of thumb, site options with five or more moderate adverse effects result in a site being considered 'less sustainable' and site options with four or less moderate adverse effects are considered 'more sustainable'.
- 2.3.19 It should be noted that less sustainable sites might nonetheless be taken forward by the Council to Stage 4 if more sustainable options have become undeliverable for various reasons, or where a site presents significant beneficial effects, or if there are other reasons for considering these sites beyond the criteria of the SA.
- 2.3.20 Major adverse effects indicate that mitigation of the effects is not considered possible for a particular site option, and therefore that site should not be considered further.
- 2.3.21 The assessment scale that has been used to guide the assessment of the significance of effects for each site option is shown in the table below, set out in order of the 12 SA objectives:

Table 2.3. Generic Assessment Scale

SA Objective 1: Protect and enhance all biodiversity and geological features and avoid irreversible losses	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will have a major adverse effect on or loss of a designated site or sites • AND/OR will have major adverse effects on protected or notable species • AND/OR will lead to major loss or damage to ancient woodland • Mitigation or compensation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will have moderate adverse effects on a designated site or sites • AND/OR will have moderate adverse effects on protected or notable species • AND/OR will lead to the loss or damage to ancient woodland • Mitigation considered problematic but potentially achievable
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Limited adverse effects on biodiversity or geological features • Mitigation considered feasible
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will have positive effects on existing biodiversity or geological features
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will have significant positive effects on existing biodiversity or geological features. There may be further opportunities to maximise beneficial effects through habitat restoration, enhancement or creation
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Protection of the natural environment is strongly promoted and the option offers significant opportunities for habitat restoration, enhancement or creation
SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	

MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will have a major adverse effect in terms of a significant loss of best and most versatile (BMV) agricultural land (roughly taken as sites with an area >30ha) • AND/OR Option is on contaminated land which cannot be remediated • AND/OR Option will lead to permanent sterilisation of viable mineral resources • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> • Option promotes or will lead to significant loss of greenfield land AND/OR significant loss of best and most versatile agricultural land (roughly taken as sites with an area >15ha) • AND/OR Option is on contaminated land • AND/OR Option will lead to potential sterilisation of viable mineral resources • Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option promotes development on, or will lead to some loss of greenfield land AND/OR loss of best and most versatile agricultural land (roughly taken as sites with an area <15ha) • AND/OR Option is on contaminated land which can be remediated • AND/OR Option allows for the extraction of mineral resources as part of the development • Mitigation is possible
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option promotes or will lead to development predominantly on previously development land
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option promotes or will lead to significant development predominantly on previously development land
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option promotes or will lead to significant development predominantly on previously development land • Higher density development on previously development land in a more sustainable location e.g. town centre location with good access to local facilities, public transport links and key infrastructure
SA Objective 3: Use and manage water resources in a sustainable manner	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option is located in a Drinking Water Safeguard Zone or Inner (Zone 1) Groundwater Source Protection Zone • AND/OR there are significant issues regarding connection to foul water and surface water drainage systems • AND/OR Option will have significant potential adverse effects on the River Avon SAC and Kennet and Lambourn Floodplain SAC • AND/OR significant ground condition issues • AND/OR third party easements will be required • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE EFFECT	<ul style="list-style-type: none"> • Option is located in an Outer (Zone 2) Groundwater Source Protection Zone • AND/OR Option will lead to significant adverse effects on water quality and/ or flows e.g. through pollution of a waterbody and flow restriction • Option will have potential adverse effects on the River Avon SAC and Kennet and Lambourn Floodplain SAC • AND/OR there are potential issues regarding connection to foul water and surface water drainage systems • AND/OR significant ground condition issues • AND/OR third party easements may be required • Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • There will be limited adverse effects on water quality • There is a need to consider surface and foul water connections • There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to slight improvements on water quality • Option will slightly encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to improvements on water quality • Option will encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to significant improvements to water quality • Option will significantly encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge

	on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option located within an AQMA AND/OR Option likely to have a major adverse effect on air quality or through other forms of environmental pollution that would pose a danger to human health AND/OR significant adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to moderate adverse effects on air quality or exacerbate existing problems e.g. on an AQMA or localised impacts due to potential impact on traffic AND/OR significant adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to some adverse effects on air quality or exacerbate existing problems e.g. on an AQMA AND/OR some adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water There is potential for mitigation measures to reduce effects
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Potential to slightly improve the current air quality situation or other forms of environmental pollution
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Potential to improve the current air quality situation or other forms of environmental pollution
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Significant opportunities to improve the air quality situation or other forms of environmental pollution
SA Objective 5a: Minimise our impacts on climate change	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to a significant increase in carbon dioxide emissions Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to a significant increase in carbon dioxide emissions Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to limited increase in carbon dioxide emissions There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option will provide some opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option will provide opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option will provide significant opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
SA Objective 5b: and reduce our vulnerability to future climate change effects	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option likely to have a major adverse effect on flood risk that would pose a danger to people, businesses and infrastructure e.g. Site is predominantly within Flood Zone 2/3, there are known issues of surface water flooding Mitigation not considered possible to allow the site to remain viable or deliverable Appropriate adaptation measures to deal with likely future climate change impacts are considered unachievable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will significantly increase flood risk or exacerbate existing problems e.g. Site is partly within or adjacent to Flood Zone 2/3 AND/OR there are known issues of surface water flooding Adaptation measures to deal with likely future climate change impacts are considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Limited flood risk is anticipated e.g. Flood zone 1 Measures to adapt to future impacts of climate change e.g. SuDS are possible
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral effect on flood risk
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option may lead to limited benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity Some adaptation measures are considered achievable to deal with likely future climate change impacts
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option will lead to benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity Measures to adapt to future impacts of climate change are possible e.g. SuDS
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option will lead to significant benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity

	<ul style="list-style-type: none"> Comprehensive measures to adapt to future impacts of climate change are possible e.g. SuDS
SA Objective 6: Protect, maintain and enhance the historic environment	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have a major adverse effect either directly or on the setting of a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. This includes undesignated heritage assets of equal importance. Archaeological potential of the site considered high Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have a moderate effect on a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. AND/OR Archaeological potential is medium AND/OR option will have a significant adverse effect on a grade II listed building, park or garden, or their setting, or non-designated assets of local importance Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have a limited adverse effect on a grade II listed building, park or garden, or their setting. AND/OR option will have a limited adverse effect on a heritage asset of local importance (designated or not), or its setting. AND/OR Archaeological potential is low to medium There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> There are opportunities to enhance a designated heritage asset and/or one of local interest and/or their settings
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option promotes protection and enhancement of the historic environment and/or there are opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SIGNIFICANT POSITIVE EFFECT	<ul style="list-style-type: none"> Option strongly promotes protection and enhancement of the historic environment and/or there are significant opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SA Objective 7: Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option is within and/or will have major adverse effects on a designated international/national landscape, or its setting e.g. AONB AND/OR option will have adverse effects on a rural or urban landscape (non-designated) through coalescence / high intervisibility that cannot be mitigated Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have moderate adverse effects on a designated international/national/local landscape, or its setting AND/OR option will have moderate adverse effects on a rural or urban landscape (non-designated) / medium intervisibility Mitigation to preserve or enhance landscape character considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have limited adverse effects on a designated international/national/local landscape, or its setting AND/OR Low intervisibility AND/OR option will have adverse effects on a rural or urban landscape (non-designated) There is potential for mitigation through landscape planting and design
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option offers limited opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option offers opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option offers significant opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option makes no provision for housing or land for housing AND/OR option will significantly reduce opportunities to provide housing or land for housing to meet the needs of the community Mitigation not considered possible

MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will significantly reduce opportunities to provide housing or land for housing to meet the needs of the community Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will reduce opportunities to provide housing or land for housing to meet the needs of the community There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option supports the provision of a limited number and range of house types and sizes, including some affordable housing. This is generally considered to be: Towns: <100 houses Local Service Centre: <30 houses Larger villages: <10 houses
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significant provision of affordable housing. This is generally considered to be: Towns: 100 - < 200 houses Local Service Centre: 30-50 houses Larger villages: 10-30 houses
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option strongly supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significant provision of affordable housing. This is generally considered to be: Towns: >200 houses Local Service Centre: > 50 houses Larger villages: >30 houses AND the site is in a sustainable location for services
SA Objective 9: Reduce poverty and deprivation and promote more inclusive and self- contained communities	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will have a major adverse effect on human health AND/OR Significant challenges with capacity of local schools and health facilities Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> Option will significantly increase poverty and deprivation and lead to significant social exclusion amongst existing and new residents AND/OR option will result in significant loss of existing/proposed Community facility/green space/PRoW AND/OR School and/or health facility capacity issues that will be challenged by a site by a larger demand from the new development Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> Option will lead to an increase in poverty and deprivation and lead to social exclusion amongst existing and new residents AND/OR option will lead to some loss of services/facilities that encourage/promote healthy and active lifestyles and reduce health inequalities AND/OR School and/or health facility capacity issues however the number of spaces required is small Option will lead to loss of PRoW There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option will lead to a slight reduction in poverty and deprivation and reduce social exclusion amongst existing and new residents AND/OR option will lead to a slight increase in services/facilities that encourage/promote healthy and active lifestyles and improve health inequalities There is potential to improve the current situation in other ways
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> Option will reduce poverty and deprivation and lead to significant opportunities for increasing social inclusion AND/OR option will lead to an increase in services/facilities that encourage/promote healthy and active lifestyles and improve health inequalities AND/OR option will result in the provision of school/health facilities to meet demand Potential to improve the current situation in other ways
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> Option will significantly reduce poverty and deprivation and lead to significant opportunities for increasing social inclusion AND/OR option will significantly improve quality of life and amenity for existing and new residents AND/OR option will lead to a significant increase in services/facilities that encourage/promote healthy and active lifestyles and significantly improve health

	<p>inequalities</p> <ul style="list-style-type: none"> • AND/OR option will result in the provision of school/health facilities to meet demand • Potential to significantly improve the current situation in other ways
<p>SA Objective 10: Reduce the need to travel and promote more sustainable transport choices</p>	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will not allow more sustainable transport choices • AND/OR Access to the site is not considered achievable / is required via third party access • AND/OR Footpaths cannot be provided on the site • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will lead to a significant increase in need to travel by all forms and traffic volumes will increase on the local road network • AND/OR Access to the site is achievable but may need additional infrastructure e.g. bridge • AND/OR option will lead to a significant increase in private car use • Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Although access to the site is considered achievable, the Option will lead to an increase in need to travel by all forms and traffic volumes increase on the local road network • AND/OR option will lead to an increase in private car use • There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to a slight reduction in need to travel by all forms and traffic volumes will decrease • AND/OR option will lead to a reduction in private car use • AND/OR option will lead to increased use of sustainable transport modes to replace current car journeys
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to a reduction in need to travel by all forms and traffic volumes will decrease • AND/OR option will lead to a reduction in private car use • AND/OR option will increase use of sustainable transport modes to replace current car journeys
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will significantly reduce the need to travel by all forms and traffic volumes will decrease • AND/OR option will significantly reduce private car use • AND/OR option will significantly increase use of sustainable transport modes to replace current car journeys
<p>SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p>	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will have a significant adverse effect on the rural economy and regeneration • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will have a significant adverse effect on the local economy • AND/OR option will have a significant adverse effect on the Community Area / town centre regeneration or regeneration in other areas • AND/OR option will result in the loss of some current economic land / land designated for this purpose • Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will lead to a limited adverse effect on the local economy • AND/OR option will have a limited adverse effect on town centre regeneration or regeneration in other areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will slightly support the vitality and viability of Community Area / town centre. This is generally considered to be: Towns: <200 houses Local Service Centre: <50 houses Larger villages: <30 houses • AND/OR option will have slight benefits for town centre regeneration or regeneration in other areas
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will support the vitality and viability of the Community Area / town centre due to the size of the development. This is generally considered to be: Towns: 200-300 houses Local Service Centre: 50 -100 houses Larger villages: >30 – 100 houses • AND/OR option will have benefits for town centre regeneration or regeneration in other areas

	<ul style="list-style-type: none"> • AND/OR will support the rural economy
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will significantly support the vitality and viability of the Community Area / town centre due to the size of the development. This is generally considered to be: Towns: > 300 houses Local Service Centre: > 100 houses Larger villages: > 100 houses • AND/OR option will have significant benefits for town centre regeneration or regeneration in other areas • AND/OR will significantly support the rural economy
SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
MAJOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option would lead to the total loss of employment land • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	<ul style="list-style-type: none"> • Option would lead to a significant loss of employment land • AND/OR option will lead to a significant reduction in viability of existing businesses and/or employment areas • Mitigation considered problematic
MINOR ADVERSE EFFECT	<ul style="list-style-type: none"> • Option will lead to some loss of employment land • AND/OR option will lead to a reduction in viability of existing businesses and/or employment areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	<ul style="list-style-type: none"> • Option will have a neutral or no effect
MINOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to a slight increase in the amount of employment land that meets commercial requirements • AND/OR option will lead to slight increase in viability of existing businesses and/or employment areas
MODERATE POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to an increase in the amount of employment land that meets commercial requirements • AND/OR Option will provide a focus for development in Salisbury and Trowbridge • AND/OR option will lead to an increase in viability of existing businesses and/or employment areas • AND/OR option provide employment land in areas that are easily accessible by sustainable transport • Potential to improve the current situation in other ways
MAJOR POSITIVE EFFECT	<ul style="list-style-type: none"> • Option will lead to a significant increase in the amount of employment land • AND/OR Option will provide a significant focus for development in Salisbury and Trowbridge • AND/OR option will lead to an increase in viability of existing businesses and/or employment areas • AND/OR Option provide significant employment land in areas that are easily accessible by sustainable transport • Potential to significantly improve the current situation in other ways

2.3.22 The results of the SA of the site options are presented in Chapter 7 of this report and have fed into the next stage (Stage 4) of the Council's Site Selection process, which took into account additional considerations in order to identify sites to be allocated and prepare draft Plan proposals. This included the selection of 'more sustainable' sites as identified through this Sustainability Appraisal as well as, where necessary, the selection of 'less sustainable' sites to meet housing requirements.

Council Site Selection Stage 4 – Selection of Preferred Sites and Developing Plan Proposals

Stage 4a – Selection of Preferred Sites

2.3.23 Stage 4a focused on the set of 'more sustainable' sites identified at Stage 3 through the Sustainability Appraisal of the individual sites, as well as the 'less sustainable' sites that were taken forward to meet housing requirements, or where other sites were needed for other reasons. Further consultation with stakeholders was undertaken by the Council to help develop potential sites into site options with individual housing capacities and specific boundaries. Consultation also helped to identify requirements that should be highlighted for individual site options and to guide the form development should take, including the definition of realistic site boundaries.

Stage 4b - Developing Plan Proposals

- 2.3.24 The rationale for the Plan is to supplement housing land supply. This is a strategic priority stemming from the WCS. The form housing land supply takes should provide for a demonstrable supply of deliverable land for each year in the plan period. Therefore shortcomings in terms of the total number of dwellings, the components of supply and its timing are considered at this stage. Consideration is also given to the approach to rural areas; and the role of Principal Settlements and Market Towns.
- 2.3.25 As a result of Stage 4, further sites were rejected and the reasons for this are documented in the relevant Community Area Topic Paper.

SA of draft Plan policy proposals

- 2.3.26 An SA was undertaken of the draft Plan policy proposals and site allocations to identify any refinements needed to ensure the Plan delivers the most sustainability benefits and appropriate mitigation. The SA focused on the Plan Policies and the sites put forward under those policies, following the Council's Stage 4 assessment.
- 2.3.27 The predicted significant effects of the policies and site allocations ~~were have been~~ **assessed and reported in the SA Report (June 2017) for pre-submission consultation**. The evaluation involved forming a judgement on whether the predicted effects would be significant. The principal technique used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement supported by specific evidence gathered for each of the sites forming the Plan policy. **This assessment has been updated in this SA Report where relevant.**
- 2.3.28 In the current practice of sustainability appraisals, the broad-brush qualitative prediction and evaluation of effects is based on a qualitative seven point scale in easily understood terms. This assessment has adopted the scale set in Table 2.4 to assess the significance of effects of the proposals and used the generic SA Framework set in Table 6.1 in Chapter 6.

Table 2.4. Criteria for Assessing Significance of Effects

Assessment Scale	Assessment Category	Significance of Effect
+++	Major beneficial	Significant
++	Moderate beneficial	
+	Minor beneficial	Not Significant
0	Neutral or no obvious effect	
-	Minor adverse	Significant
--	Moderate adverse	
---	Major adverse	

- 2.3.29 Moderate and major positive and negative effects have been considered of significance whereas neutral and minor positive and negative effects have been considered non-significant. Note there may be mixed beneficial and adverse effects.

2.4 Secondary, cumulative and synergistic effects assessments

- 2.4.1 Schedule 2 of the SEA Regulations requires that the assessment of effects include secondary, cumulative and synergistic effects.
- 2.4.2 **Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland.

- 2.4.3 For the purposes of this assessment of the Wiltshire Site Allocations Plan, secondary / indirect effects have been identified and assessed through the SA objectives, for example a development that changes a water table that affects ecology has been assessed through SA objective 1. As such, secondary / indirect effects are not considered to be cumulative effects (see next paragraph).
- 2.4.4 **Cumulative effects** arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects are defined for the purposes of this report as those effects that can be:
- **Additive**- the simple sum of all the effects;
 - **Neutralising**- where effects counteract each other to reduce the overall effect;
 - **Synergistic** – is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.
- 2.4.5 Cumulative effects may arise from individual policies within a plan and also between different plans.
- 2.4.6 **Interactive** effects may also arise where multiple effects impact upon specific receptors: for example, the combined noise, vibration, light and air pollution effects on people and species.
- 2.4.7 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA/SEA level that they are most effectively identified and addressed.
- 2.4.8 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.
- 2.4.9 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA (including SEA) process, as described below:
- Identification of key sustainability issues as part of the review of relevant strategies, plans and programmes and baseline data analysis.
 - Establishing the nature of likely cumulative effects, causes and receptors.
 - Identifying key receptors (e.g. specific wildlife habitats) in the process of collecting baseline information and information on how these have changed with time, and how they are likely to change without the implementation of the Plan.
 - Particularly sensitive, in decline or near to their threshold (where such information is available) or with slow recovery receptors have been identified through the analysis of environmental issues and problems.
 - The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above and SA objectives that consider cumulative effects have been identified.
 - Cumulative effects of the Plan have been assessed. Where there is potential for elevated effects beyond those assessed at an individual level, these are identified.
- 2.4.10 The results are presented in Chapter 9 of this report.

2.5 Assessment of settlement boundaries

- 2.5.1 Wiltshire Council has developed a generic methodology to review its settlement boundaries as part of the Wiltshire Housing Site Allocations Plan. Six themes which inform the settlement boundary review have been developed:
- Physical features on the ground

- Different types of Development
- Planning Permissions
- Sites allocated for development in the local plan
- The curtilage of properties, including large gardens
- Recreational or amenity space at the edge of settlements

2.5.2 Further details can be found in Chapter 10 of this report.

2.6 Stage C- Prepare the SA Report

2.6.1 A This SA Report document was prepared in June 2017 to present the findings of Stage C forms part of SA-Stage C. It –The SA Report was is being published for pre-submission consultation at the same time as the draft pre-submission version of the Wiltshire Housing Site Allocations Plan, between 14 July 2017 and 22 September 2017.

2.7 Stage D: Consulting on the Draft Plan and the Sustainability Appraisal Report

2.8 As identified above, the Draft Plan and SA Report (June 2017) were subject to pre-submission consultation. Consultation comments were received on the Plan and the SA Report. The main updates to the SA as a result of the pre-submission consultation were:

- Additional and new sites passed through the Stage 2 Council process and therefore required SA – the results of this are presented in Chapter 7;
- Additional information related to sites that had been assessed was identified that required a review of the previous SA results – the results of this are presented in Chapter 7; and
- Modifications to the Plan proposals were identified by the Council and therefore reviewed as part of the SA – the full results of this are presented in Annex II and summarised in Chapter 8.

2.9 Next steps

2.9.1 This updated SA Report and Final Plan will be Following the pre-submission consultation on the draft Wiltshire Site Allocations Plan and SA Report, consultee comments will be reviewed and the implications for both documents considered prior to submission submitted to the Secretary of State (Stage D). The outcomes of the Examination for the SA Report will be considered and an SA Statement prepared to record the findings and any changes or updates to the SA Report. The SA Statement will be published as part of the post-adoption reporting and monitoring (Stage E).

3. Identifying other relevant plans, programmes and sustainability objectives

3.1 Introduction

3.1.1 The SEA Directive specifically states that information should be provided on:

“The relationship [of the plan or programme] with other relevant plans and programmes”

“The environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”

- 3.1.2 The first task of SA is the identification of other relevant plans, programmes and sustainability objectives. The Wiltshire Housing Site Allocations Plan has been prepared in the context of other plans and programmes. The Plan must comply with national planning policy, conform to and amplify the policies contained within the Wiltshire Core Strategy (including the context of ‘saved’ local plan policies) and reflect other European, National, regional and local plans and strategies, providing an additional level of detail for the spatial planning framework.

3.2 Methodology

- 3.2.1 The Plan should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case, this SA Report builds upon the comprehensive review of available relevant plans, policies and programmes (PPPs) that was carried out as part of the SA scoping process for the Wiltshire Core Strategy. This ensures that the objectives for assessing the Plan generally adhere to, and are not in conflict with, objectives found in other PPPs. It can also be used to ascertain potential conflicts between objectives, which may need to be addressed as part of the process.
- 3.2.2 In order to fully assess relevant PPPs, the starting point was the list drawn up by Wiltshire Council for the SA of the emerging Wiltshire Core Strategy DPD (April 2010), as well as the Addendum (February 2012). This addressed PPPs of broad relevance first, before considering 13 specific topics of relevance to SA. For the purposes of clarity, the Core Strategy SA PPP review has not been repeated in this report. The list of PPPs reviewed at the time of the preparation of the Core Strategy is provided in Appendix A of the SA Scoping Report 2014. Although not made explicit in the SA documentation for the Core Strategy, it is assumed that the review of PPPs influenced the development of the Core Strategy SA Framework, in accordance with SA guidance. It therefore follows, that the integration of the relevant parts of the Core Strategy SA Framework into the SA Framework developed for the Wiltshire Housing Allocations Plan and CSA Plan in the SA Scoping Report 2014, already encapsulates the results of the wider PPP review that was undertaken previously.
- 3.2.3 Building from the information contained in Chapter 3 of the SA Scoping Report 2014, a further focussed review of the most recent PPPs of relevance to site allocations in the Wiltshire area has been undertaken during the preparation of the SA Report to confirm sustainability themes of interest for the SA. The PPPs that have been considered are listed in Table 3.1.
- 3.2.4 The National Planning Policy Framework (NPPF) was published in March 2012, after the Wiltshire Core Strategy initial SA work took place. It is a key part of the Government’s reforms which aim to create a less complex and more accessible planning system, to protect the environment and to promote sustainable growth. The framework supersedes previous national guidance provided by Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF is intended as a framework for the development of local and neighbourhood plans.
- 3.2.5 The NPPF emphasises that the purpose of planning is to help achieve sustainable development, resulting in positive growth and economic, environmental and social progress. The NPPF is based upon a presumption in favour of sustainable development. Its dimensions give rise to the need for the planning system to perform the following roles:
- an economic role – contributing to building a strong, responsive and competitive economy.
 - a social role – supporting strong vibrant and healthy communities.
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment.
- 3.2.6 Paragraph 17 of the NPPF sets out 12 core planning principles which plan making and decision taking should promote. These cover:
- Empowering local people to set out a vision for the future;

- Promoting creative ways to enhance and improve places;
- Proactively drive and support economic growth;
- Secure high quality design;
- Take account of different roles and character areas;
- Support the transition to a low carbon future;
- Conserve and enhance the natural environment;
- Encourage effective use of land by reusing Brownfield land;
- Promote mixed use development and encourage multiple benefits from the use of land;
- Conserve heritage assets;
- Actively manage patterns of growth to make the fullest use of sustainable transport; and
- Support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs.

3.2.7 Although some neighbourhood plans and community campus documents are listed in the table below, these are not carried through to the sustainability themes analysis table in Appendix B as given their early stage of preparation, the documents do not yet include policy or objectives that may influence the development of the Plan.

Table 3.1. Review of relevant Plans, Policies and Programmes

Relevant Plans, Policies and Programmes	
International	
Generic	European Directive 2001/42/EC (The SEA) (updated 2008)
	Johannesburg Declaration on Sustainable Development (2002)
	Environment 2010: Our Future, Our Choice (2003)
	European Sustainable Development Strategy (reviewed 2009)
Biodiversity	Convention on Biological Diversity, Rio de Janeiro (1992)
	European Directive 79/409/EEC Conservation of Wild Birds (1979)
	European Directive Conservation of Natural Habitats, Flora & Fauna (1992)
	Ramsar Convention on Wetlands of International Importance (1971)
Climate	Kyoto Protocol (1997)
	European Directive 2002/91/EC Energy Performance of Buildings (2002)
	European Directive 2001/77/EC Promote Electricity from Renewable Energy (2001)
Pollution	European Directive 2002/49/EC Environmental Noise (2002)
	European Directive 96/62/EC Ambient Air Quality (1996)
	European Directive 91/676/EC Nitrates (1991)
	European Landscape convention (2000)
Waste	European Directive 91/156/EEC Framework Directive on Waste (1991)
	European Directive 91/689/EC Hazardous Waste (1991)
	European Directive 99/31/EC Landfill (1999)
Water	European Directive 2000/60/EC Water Framework Directive (2000)
	European Urban Waste Water Treatment Directive 91/271/EEC (1991)

Relevant Plans, Policies and Programmes	
Historic	UNESCO World Heritage Convention (1972)
	European Convention on protection of Archaeological Heritage (1992)
Community	The Aarhus Convention (in force 2001)
National	
Generic	National Planning Policy Framework (2013) and Guidance (2014)
	Environmental Quality in Spatial Planning (2005)
	Planning for a Sustainable Future: White Paper (2007)
	Securing the Future: delivering UK Sustainable Development Strategy (2005)
Biodiversity	A Strategy for England's Trees, Woods & Forests (2007)
	Biodiversity By Design (2004)
	UK Biodiversity Action Plan (1994)
	Working with the Grain of Nature: Biodiversity Strategy for England (2002)
	The Natural Choice: securing the value of nature (2011)
	Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra. (Lawton et al; 2010)
	Circular 06/05: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system (2005)
Climate	Building a Greener Future: Towards Zero Carbon Development. Consultation (2006)
	Building on Progress: Energy and Environment Policy Review (2007)
	Climate Change The UK Programme 2006 (2006)
	Meeting the energy challenge: A White Paper on Energy (2007)
	Our Energy Future: Creating a Low Carbon Economy (2003)
	The Climate is Changing – time to get ready (2005)
	The Planning Response to Climate Change – Advice on Better Practice (2004)
	The UK Climate Change Programme (2006)
Pollution	Countryside and Rights of way Act (CroW) (2000)
	State of the English Cities (2006)
	The State of the Countryside 2007
	Countryside and Rights of Way Act (2000)
Waste	Draft Soil Strategy for England – Consultation document (2008)
	The State of Soils in England and Wales (2004)
	Waste Strategy for England 2007 (DEFRA, 2007)
	Waste (England and Wales) Regulations 2011 (2011)
	Environmental Permitting Regulations (England and Wales) 2010 (2010)
Water	A 50-Year Vision for Wetlands
	Future water: the Government's water strategy for England (2008)
	Making Space for Water (2005)
	Planning a future for the inland waterways (2001)
	The Urban Waste Water Treatment (England and Wales) (Amendment) Regulations (2003)
	Underground, under threat: Groundwater protection policy and practice (2006)
	Water for People and the Environment (2007)

Relevant Plans, Policies and Programmes	
	Water Framework Directive – Thames River Basin District (2005)
	Flood and Water Management Act 2010
	Underground, under threat – The state of groundwater in England and Wales
Historic	Heritage White Paper: Heritage Protection for the 21st Century (2007)
	Mineral Extraction and the Historic Environment (2008)
	The Historic Environment: A Force for Our Future (2001)
	Circular 07/09: Protection of World Heritage Sites (2009)
Housing	Code for Sustainable Homes. A step change in sustainable home building practice (2006)
	Homes for the Future: more affordable, more sustainable (2007)
	Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing
	Sustainable Communities: Building for the Future (2003)
Community	Choosing Health: Making healthy choices easier - White Paper (2004)
	Our health, our care, our say: a new direction for community services (2006)
	Safer Places – The Planning System and Crime Prevention (2004)
	Our Shared Future (2007)
	By Design – Urban design in the planning system: towards better practice (2000)
	Our Towns and Cities: The Future. Delivering an Urban Renaissance (2000)
	Rural White Paper: Our Countryside The Future – A Fair Deal for Rural England (2000)
	Strong and prosperous communities: The Local Government White Paper (2006)
	Sustainable Communities: People Places and Prosperity (2005)
The Rural Strategy 2004	
Education	21st Century Skills – Realising Our Potential (2003)
	Prosperity for all in the global economy - world class skills - Final Report
	Success for All, Reforming Education and Training – Our Vision for The Future (2002)
	Barriers to Training and Skills Development in Rural Areas (2009)
	Moving Towards Inclusion (2009)
Transport	Delivering a Sustainable Transport System (DaSTS) (2008)
	Making the Connections – Final Report on Transport and Social Exclusion (2003)
	Planning and the Strategic Road Network (2007)
	The Future of Transport – a network for 2030 (2004)
	Towards a Sustainable Transport System - Supporting Economic Growth in a Low Carbon World (2007)
Local	
Generic	Wiltshire Core Strategy (2015)
	North Wiltshire Local Plan (2011) – saved policies
	West Wiltshire Local Plan (2004) – saved policies
	Kennet Local Plan (2011) – saved policies
	Salisbury District Local Plan (2011) – saved policies
	Devizes Area Neighbourhood Plan (2015)
	Malmesbury Neighbourhood Plan (2015)
	Freshford and Limpley Stoke Neighbourhood Plan (2015)
	Pewsey Neighbourhood Development Plan (2015)
	Warminster Neighbourhood Plan (2016)
	Compton Bassett Neighbourhood Plan (2016)

Relevant Plans, Policies and Programmes	
	Holt Neighbourhood Plan (2017)
	Downton parish Neighbourhood Plan (2017)
	Potterne Neighbourhood Plan (2017)
	Urchfont, Wedhampton and Lydeaway Neighbourhood Plan (2017)
	Idmiston Neighbourhood Plan (2017)
Biodiversity	Wiltshire Biodiversity Action Plan (2008)
	Swindon Biodiversity Action Plan (2010)
Climate	Wiltshire Sustainable Energy Planning Study (2011)
	Wiltshire and Swindon Renewable Energy Action Plan (2005)
Pollution	Air Strategy for Wiltshire 2011-2015 (2011)
	Wiltshire Landscape Character Assessment (2015)
	Cotswold AONB Management Plan 2013-2018 (March 2013)
	Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014-19 (January 2014)
	North Wessex Downs AONB Management Plan 2014-2019 (December 2014)
	Malmesbury Conservation Area Management Plan (2010)
Waste	Wiltshire and Swindon Waste Core Strategy 2006-2026 (2009)
	Wiltshire and Swindon Minerals Core Strategy 2006-2026 (2009)
	Wiltshire and Swindon - Waste Development Control Policies DPD (September 2009)
	Wiltshire and Swindon - Minerals Development Control Policies DPD (September 2009)
	Wiltshire and Swindon - Waste Site Allocations Local Plan (February 2013)
	Wiltshire and Swindon - Aggregate Minerals Site Allocations Local Plan (May 2013)
	Wiltshire Municipal Waste Management Strategy (Updated 2016)
Water	Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA) Update (2013)
	Wiltshire Groundwater Management Strategy (2016)
	Wiltshire Local Flood Management Strategy (2015)
Housing	Wiltshire Annual Monitoring Report and Housing Land Supply (2017)
	Wiltshire Housing Land Availability Report (2016)
	Wiltshire Strategic Land Availability Assessment (2012)
Community, Education	Wiltshire Community Plan 2001-2026 (2011)
	Wiltshire Education, Employment & Skills Strategy 2014-2020 (2014)
Transport	Wiltshire Local Transport Plan (LTP3) 2011-2026 (March 2011)
	Swindon Local Transport Plan 3: 2011-2026 (April 2011)
Economics	Swindon and Wiltshire Strategic Economic Plan (2014)
	Wiltshire Infrastructure Delivery Plan 3 (2016)

3.3 Results

3.3.1 Social, environmental and economic objectives and sustainability issues of relevance to the SA and the preparation of the Plan have been used to formulate a general, first set of sustainability 'themes' of relevance for Wiltshire. These themes are listed below. Appendix B shows the relationship between the final SA objectives and the identified sustainability 'themes', the implications arising for the Plan and the link between these objectives and the SEA topic areas.

Sustainability 'Themes'

- Protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure
- Ensure prudent use of land and other resources
- Reduce carbon dioxide emissions
- Reduce pollution of watercourses and groundwater
- Manage flood risk
- Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO₂) and fine particulates (PM₁₀)
- Reduce noise and light pollution
- Mitigate and adapt to climate change
- Protect and enhance cultural heritage assets
- Protection of AONBs and Green Belt and reinforcement of landscape character
- Securing flexibility and choice in the provision of high quality housing
- Appreciating the interaction between housing, key services and facilities, employment opportunities and green space
- Increasing sustainable transport choices and improving the operation of transport networks
- Promote the vitality and viability of the town centres across Wiltshire
- Ensure that development is supported by the necessary infrastructure

4. Baseline characteristics

4.1 Methodology

4.1.1 The SEA Directive says that the Environmental Report should provide information on:

‘relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan’ and the “environmental characteristics of the areas likely to be significantly affected’ (Annex I (b) (c))

‘any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC’ (Annex I (c))

4.1.2 In addition to the requirements of the SEA Directive, the statutory SA process requires the collection of additional information on social and economic characteristics of the plan area.

4.1.3 Baseline information provides the basis for predicting and monitoring effects and helps identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan’s effects to be adequately predicted.

4.1.4 The ODPM’s (now the Department for Communities and Local Government - DCLG) guidance emphasises that the collection of baseline data and the development of the SA framework should inform each other. The review and analysis of relevant plans and programmes will also influence data collection. The collection of baseline data is an iterative process and should not be viewed as a one-off exercise conducted at Stage A only. The data collected and list of relevant plans and programmes has been reviewed to ensure the most up-to-date baseline information is reflected within this SA report. In deciding what and how much baseline data to collect, the key determining factor is the level of detail required to appraise the plan proposal against the SA objectives.

4.1.5 An initial set of baseline data has been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data and information provided by Wiltshire Council. No primary research has been conducted. Baseline information is presented in detail in the SA Scoping Report 2014.

4.1.6 It should be noted that more detailed baseline information was collated for the development locations proposed by the plan and reported together with the assessments (see Chapter 7 and Annex 1) in this report.

4.2 Baseline analysis

4.2.1 The baseline data provides an overview of the environmental, social and economic characteristics of the Plan area and how these compare to comparative data at different scales. This overview is presented in Appendix B of the SA Scoping Report 2014 and has been utilised to arrive at the sustainability issues set in Table 6.1. Data have been collated and analysed for the following topics:

Environment

- Internationally designated sites including SPAs, SACs and Ramsar sites
- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves
- Ancient Woodland

- Sites of Nature Conservation Importance (SNCIs), incorporating Regionally Important Geological and geomorphological Sites (RIGS) and County Wildlife Sites
- UK BAP habitats
- Local Nature Reserves (LNRs)
- Protected Road Verges
- Local Geological Sites (LGSs)
- Non Statutory Nature Reserves (locally designated)
- Disturbance
- AQMAs
- Pollution: air, noise, lighting
- Land contamination
- Per capita carbon emissions
- Renewable energy installation
- Fuel poverty
- Ecological footprint
- Landscape character areas
- Designated landscapes: AONBs, Green Belts, Special Landscape Areas (SLAs), New Forest National Park
- Tranquillity
- Soil pollutants
- Agricultural land classification
- Waste/ Municipal Waste
- River quality
- Water supply
- Water management
- Flood risk
- Groundwater protection
- Archaeological sites
- Scheduled monuments
- Heritage at Risk Register
- World Heritage Sites
- Listed buildings and conservation areas

Social

- Population: total and age structure
- Population projections
- Population: ethnicity and religion
- Household size and composition
- Household type and tenure

- Housing completions
- Homelessness
- Affordable housing
- Early years education and childcare
- Education: Future Capacity of Schools
- Employment
- Qualifications
- Workplace skills
- Obesity and health
- Mortality
- Road safety
- Crime
- Sport and recreation
- Access to green space
- Health inequalities

Economic

- Employment sectors
- Occupations by type
- Availability of the car
- Travel to work by mode
- Economic activity
- Job Seekers Allowance (JSA) Claimants
- Commercial property availability
- Weekly earnings
- Commuting patterns
- Resident-based economy
- Business dynamism

4.3 Data limitations

4.3.1 There are several gaps in the data collected as a result of not all the relevant information being available at the local level for recent time periods but it is believed that the data sets available provide a comprehensive overview of the sustainability situation in Wiltshire. Data gaps include:

- Up-to-date data relating to rural Wiltshire; and
- It is difficult to compare Census 2011 with Census 2001 data as the latter provided information on Wiltshire's former districts and this is no longer being recorded or updated.

5. Identifying key sustainability issues

5.1 Introduction

5.1.1 The requirement to identify sustainability problems and issues arises from the SEA Directive, where the Environmental Report required under the Directive should include:

“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))

5.1.2 The identification of sustainability issues of particular significance to the site allocations for development in Wiltshire provides a means of defining key issues for the Plan and to influence the respective Plan objectives and options. The analysis of baseline data informs the key sustainability issues and the development of the SA framework, in particular in identifying and selecting indicators and targets.

5.1.3 This section describes the current situation and highlights the key issues faced within Wiltshire. It does not attempt to cover all of the issues, but identifies those that are considered to be a priority in terms of the sustainability of development proposals.

5.2 Methodology

5.2.1 The key sustainability issues have been derived by analysing the baseline data and contextual information from PPPs; and assessing what the likely significant issues will be over the longer term i.e. 10 years +.

5.2.2 It should be noted that some of the sustainability issues identified are not necessarily under the Plan’s direct field of influence, for example an ageing population. However, it is considered important to reflect these where there may be indirect causality that can potentially be shaped by planning policies through the Plan.

5.3 Results

5.3.1 Table 5.1 presents the results of the analysis of key sustainability issues for Wiltshire. A column has been included to show which objectives of the SA Framework most closely align to the issues identified. The numbers in brackets refer to the objectives within the Wiltshire Core Strategy DPD SA, in the interest of completeness.

5.3.2 Baseline data is provided in the SA Scoping Report 2014.

Table 5.1. Key Sustainability Issues and Opportunities

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
BIODIVERSITY			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<ul style="list-style-type: none"> There is the potential for development pressures resulting in increased recreational disturbance at Salisbury Plain and New Forest SPAs. Recreational disturbance can be avoided through the adoption of management measures, with Suitable Alternative Natural Green Space only to be provided in exceptional circumstances, as well as through the adoption of a Green Infrastructure Strategy. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) Cotswold Beechwoods SAC - Potential impacts associated with air quality as a result of transport related emissions are an issue at the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) - There is the potential for new development to impact on the integrity of the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) The Ashton Park Urban Extension at Trowbridge lies in close proximity to habitat known to support Bechstein's bats at Biss / Green Lane Woods and could potentially result in significant effects on the protected species. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) Water abstraction and pollution - Increased abstraction required to supply the additional proposed housing in the Core Strategy may impact upon the River Avon SAC and Kennet and Lambourne Floodplain SAC. This will also result in an increased requirement for wastewater discharge, which could have a significant effect upon the River Avon SAC through increased phosphate levels. (Source: Wiltshire Core Strategy Habitats Regulations Assessment - Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014) Habitat Loss and modification as a result of new development Increased housing at Bradford on Avon, Corsham and Westbury could result in habitat loss or modification which would impact upon the Bath and Bradford on Avon Bats SAC. However this would be addressed through the 	<p>Designated sites of international and national nature conservation importance to be protected and enhanced</p> <p>Improved connectivity between sites of biodiversity value</p> <p>Particular consideration given to the interaction of water usage and biodiversity value</p> <p>Need for HRA findings to be taken into consideration in site selection</p> <p>Development in the Corsham and Bradford-on-Avon Community Areas to be planned and delivered in accordance with Wiltshire Council guidance to maintain the integrity of the SAC</p> <p>Consideration given to the presence of Bechstein bats within close proximity to the Ashton Park Urban Extension site at Trowbridge</p> <p>County Wildlife Sites (CWS) to be protected from the adverse effects, direct and indirect, of development</p> <p>Requirement that disturbance impacts of development proposals form part of the environmental assessments prepared to inform development proposals</p> <p>Local Geological Sites (LGSs) to be secured and protected from future development</p> <p>Regard to be had to BAP habitats/ species so that these can be protected from inappropriate development and measures to reverse decline can be introduced</p> <p>Requirement to demonstrate appropriate consideration of disturbance impacts within cumulative assessment work, including at the SA level</p>	<p>Biodiversity; Flora and Fauna</p>	<p>1 (1)</p>
<p>Atkins</p>	<p>73</p>		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
LAND AND SOIL RESOURCES			
<ul style="list-style-type: none"> • Due to the county’s predominantly rural nature, there is low availability of brownfield land in Wiltshire meaning that many allocations are likely to fall on greenfield sites. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. • Future development needs provide the opportunity to remediate and redevelop Wiltshire’s remaining brownfield sites, particularly in town centres. • A key objective of Wiltshire Council is to reduce the amount of waste sent to landfill and maximising recycling rates by increasing recycling services and establishing alternatives to disposing of waste in landfills. • The amount of waste increases with an increasing population. New waste infrastructure is required to meet the demands resulting from future population growth. • The following key issues have been identified in the Waste Core Strategy 2006-2026: Key Issue 1: Substantial population growth in Wiltshire and Swindon and the need for additional waste management capacity Key Issue 2: Identifying future site locations, rationalising the framework of waste management sites and the environmental importance of Wiltshire and Swindon Key Issue 3: The approach to waste management in Wiltshire and Swindon • Proposals for mineral and waste development may have a negative impact on local landscape character, biodiversity, geological interests and heritage 	<p>Preference for the use of brownfield land over greenfield land to deliver effective use of land, remediation of contaminated soils and protect greenfield land</p> <p>Development should be directed away from the best and most versatile (BMV) agricultural land</p> <p>Site allocations need to reflect the Waste Core Strategy with regards to the potential for waste to be processed locally</p> <p>Site allocations will need to have regard to the Waste Site Allocations DPD</p> <p>Site Allocations will need to have regard to Mineral Safeguarding Areas</p>	<p>Material Assets</p>	<p>2, 4 (2), (6)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>assets.</p> <ul style="list-style-type: none"> Proposals for waste development may have a detrimental impact on tourism and recreational facilities, as well as on canals and railway routes. 			
WATER RESOURCES AND FLOOD RISK			
<ul style="list-style-type: none"> The impact of climate change on the water cycle will inevitably reinforce existing patterns of water scarcity and abundance. The South West is set for wetter winters and drier summers, which will have significant implications for local water infrastructure. Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. Trowbridge - Historically, the majority of reported flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified. Salisbury - Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes groundwater levels to rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and fluvial flows. Potential developments in the Pewsham Way and Hardens Farm area are located in greenfield areas. These are not served by the public sewer 	<p>Development to be directed away from areas at risk of flooding or where it would increase the risk of flooding</p> <p>Developer contributions for new development to be sought towards upgrading the waste water infrastructure</p> <p>Direct development where it will not increase pressure on the local sewerage network</p> <p>Groundwater resources should be protected from potential pollution resulting from new development</p> <p>Consideration to be given to the opportunity for site allocations to incorporate SuDS and promote water conservation/grey-water recycling</p>	<p>Water, Human Health</p>	<p>3, 5 (4), (7)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>system and flow paths associated with ordinary watercourses (ditches, mainly) are likely to convey water to the River Avon.</p> <ul style="list-style-type: none"> The impacts of climate change are likely to significantly affect waste water treatment infrastructure. More intense rainfall is likely to put further pressure on the sewerage network, which could lead to sewer flooding and spills from combined sewer overflows. More prolonged periods of dry weather could mean that treated effluent from sewage treatment works returned to rivers constitutes a higher proportion of the flow in these rivers and streams, whilst hotter weather could lead to an increase in complaints from residents concerning odour from sewage works. The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan to reduce phosphate levels. Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts. Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of groundwater. 			
AIR QUALITY AND ENVIRONMENTAL POLLUTION			
<ul style="list-style-type: none"> Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. Future development has the potential to result in air quality impacts on 	<p>Proposals for new development must ensure that appropriate measures are put into place to avoid air quality impacts on local biodiversity and</p>	<p>Human Health, Biodiversity</p>	<p>1, 4, 5 (6), (7)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
biodiversity, and in particular on Natura 2000 sites. Potential impacts associated with air quality are an issue at the Cotswold Beechwoods SAC site which falls under the management plan for the Cotswolds AONB.	in particular on Natura 2000 sites New development should contribute to improved air quality through reducing the need to travel by private car and increasing on site vegetation in order to provide carbon sinks		
CLIMATIC FACTORS			
<ul style="list-style-type: none"> • Increases in human greenhouse gas emissions are predicted to lead to rises in global temperature. Global warming is shown to have already affected world weather patterns with further predicted rises in global sea levels, a loss of sea ice and snow cover, a greater intensity of hot extremes, and heavy precipitation and a greater intensity of other events such as typhoons and hurricanes. There are four areas of opportunity where planning policy can contribute to resilience to climate change: <ul style="list-style-type: none"> - Managing high temperatures - Managing flood risk - Managing water resource and water quality - Managing ground conditions. • Wiltshire’s ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non-renewable energy and reducing vehicle journeys, will contribute to reducing the county’s ecological footprint. • In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy. Wiltshire’s per capita carbon emissions are greater than for either the South West or for the UK though the period 2005 to 2011 has seen a steady reduction of carbon emissions 	<p>New development should meet high energy efficiency standards and be designed so as to be resilient to the impacts of climate change</p> <p>Regard must be had to location of the development including aspect/ orientation, use of materials, accessibility to local services etc</p> <p>Site allocations should give consideration to the opportunities for larger developments to be served by strategic energy solutions (e.g. CHP and on-site renewables)</p> <p>Improved housing stock to reduce the number of ‘non decent homes</p>	Human Health, Climatic Factors, Population, Material Assets	1, 3, 4, 5 (1), (4),(6) (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>(approx. 23%).</p> <ul style="list-style-type: none"> An opportunity has been identified in Trowbridge for the delivery of a district energy/ heat network. Generally the housing stock in Wiltshire is better than the national average. The number of ‘non decent’ homes is greatest in rural areas and pockets of fuel poverty have been identified throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire followed by the Pewsey Community Area. 			
CULTURAL HERITAGE			
<ul style="list-style-type: none"> Wiltshire has a rich and historic landscape which forms an important part of its rich natural heritage. Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens, three Areas of Outstanding Natural Beauty (AONBs) and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non designated heritage assets. Wiltshire’s rural settlements and villages include many historic farm buildings. However there have been an alarming number of losses of these buildings in recent years and surviving examples of threshing barns, granaries, malt houses, dovecotes and stables are becoming increasingly rare. The presence of busy main roads in the vicinity of the Stonehenge World Heritage Site impacts adversely on its integrity. However in June 2013 the section of road traversing the World Heritage Site was closed to public vehicular access in order to reduce the impacts of roads and traffic on 	<p>New development should seek to protect and enhance the setting of local designated and non designated heritage assets</p> <p>New development should seek to retain the historic fabric and heritage of Wiltshire, including through the footprint of sites and the creation of boundaries to built development</p> <p>Policies should seek to ensure that development densities are appropriate to the local context, to avoid erosion of the character of settlements</p> <p>Where appropriate, new development should contribute to ‘saving’ the heritage sites in Wiltshire most at risk</p> <p>New development should have regard to the relevant Conservation Area Management Plan</p>	<p>Cultural Heritage, Landscape</p>	<p>5, 6, 7 (7),(8), (9)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>visitor facilities.</p> <ul style="list-style-type: none"> • A significant proportion of Wiltshire’s scheduled monuments are ‘at high risk’. In 2013, there were 257 entries for Wiltshire in English Heritage’s ‘At Risk Register’, which is an improvement on 2011 figures (266 entries in the Heritage at Risk Register 2011) but there is the opportunity to do more to address heritage at risk. • Opportunities exist to promote the wider contribution of the historic environment to sustainable development. • The effects of climate change are likely to present some particular threats to the historic environment of Wiltshire, including: <ul style="list-style-type: none"> - an increased incidence of wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework - more frequent intensive rainfall events that can cause increased erosion of archaeological sites - possible increase in the frequency of extreme weather that could pose an increased risk of damage to historic buildings and cultural sites. 			
LANDSCAPES			
<ul style="list-style-type: none"> • A key challenge for Wiltshire will involve reconciling the need for sustainable development whilst meeting the social and economic needs of the countryside and preserving the intrinsic qualities of the landscape. • The need to meet house-building targets may result in pressures on the landscape surrounding the urban areas of Salisbury, Trowbridge and Chippenham, but also in other areas. • There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future 	<p>Areas protected for their landscape value should be preserved and wherever possible enhanced</p> <p>Site allocations should take topography and key view corridors into consideration, in order to respond appropriately to established landscape character</p> <p>Preserving and enhancing local landscape character will need to be a key consideration in development proposals, particularly through</p>	Landscape, Biodiversity	1, 7 (1), (9)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>development.</p> <ul style="list-style-type: none"> • Key potential pressures on AONBs could include: pollution (noise/air/light); expansion of urban areas; development pressures; equine related activities; erosion of the character and sense of place through unsympathetic design; habitat decline; impact of re-using brownfield land (MoD sites) in the countryside • With regards to Wiltshire Council’s Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. • Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape. • There are opportunities through emerging policies to promote the delivery of Green Infrastructure projects in line with the emerging Wiltshire Council GI Strategy. • ‘Tranquillity’ should be recognised as a key positive aspect of the countryside that should be protected • Part of the Western Wiltshire Green Belt falls in Wiltshire including land surrounding Bradford on Avon, Trowbridge and west of Corsham. The particular objectives of the Western Wiltshire Green Belt are to maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford upon Avon. 	<p>encouraging high quality design solutions to ensure that the proposals respect and complement the local landscape</p> <p>Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development</p> <p>Enhancement of the local Green Infrastructure network should be promoted through new development, ensuring that site allocations include sufficient space for wildlife networks and planting to connect within and beyond development sites</p> <p>Opportunities to introduce water into development sites should be considered in the context of local landscape character, for example, through the use of SuDS</p> <p>Policies should respect established Green Belt boundaries and seek to preserve openness where it is important in defining landscape character</p>		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
POPULATION AND HOUSING			
<ul style="list-style-type: none"> Ageing population: By 2026 the composition of Wiltshire's older age groups will have changed dramatically. There will be a higher proportion of the older age groups, including the over 85s, and double the number of older disabled people. It is therefore important that new homes are suitable to meet the needs of households in the future including an ageing population. Gypsy and Traveller accommodation: there are current, unresolved issues in Wiltshire surrounding unauthorised encampments and the lack of alternative sites which need to be addressed Affordability: In Wiltshire there is a key issue of affordability, particularly in rural areas meaning that many people cannot afford to live where they grew up or where they work. This results in households settling for inadequate conditions, living in houses that are too small or in poor conditions. Rural areas also show the strongest polarity of incomes being home to both relatively low income households and high income ones typically involving long distance commuters. This is combined with a larger older population. Rural households register much greater difficulty in accessing services, a common pattern throughout the country. The lack of good housing stock has a knock-on impact on the economy. Wiltshire needs to right kind of homes to retain young people as well as to accommodating an ageing population. In Wiltshire there are extensive areas of land in Ministry of Defence (MoD) ownership, some of which is likely to become redundant in the plan period and which presents opportunities for redevelopment. Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is 	<p>Priority should be given to improving the quality, type and tenure of housing and ensuring that high quality housing is affordable to all sections of the community</p> <p>The emerging Core Strategy seeks 40% affordable housing contribution in Category 1 and 2 settlements, and 30% for development in Category 3 and 4 settlements (on sites of five or more units). The DPD will need to reflect this approach through site allocations</p> <p>Sufficient land should be allocated for housing in accessible locations, taking into account the need to reduce car based travel</p> <p>Priority should be given to the redevelopment of previously developed land for new development, including opportunities presented by MoD land that may become available for change of use.</p> <p>Development proposals for housing will have to have regard to the settlement hierarchy in the Wiltshire Core Strategy DPD, which indicates where development should be directed in the county</p> <p>The design of new housing will need to allow for a certain level of flexibility to meet the changing needs of the local population</p> <p>Emerging Neighbourhood Plans should be considered when planning new development in Wiltshire towns and villages</p>	<p>Population</p>	<p>8, 9 (10), (12)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>essential that design solutions are encouraged which will achieve higher density levels wherever possible.</p> <ul style="list-style-type: none"> The identified housing requirement in Wiltshire over the plan period 2006-2026 is 42,000 dwellings distributed as follows: East Wiltshire Housing Market Area (HMA): 5,940 dwellings North and West Wiltshire HMA: 24,740 dwellings South Wiltshire HMA: 10,420 dwellings West of Swindon: 900 dwellings There is the opportunity through new development to significantly increase the affordable housing stock. Neighbourhood Plans: A number of Neighbourhood Plans are currently under preparation, providing a local interpretation of key issues that should be taken into consideration. 			
HEALTHY COMMUNITIES			
<ul style="list-style-type: none"> The proportion of people reporting limiting long-term illness in Wiltshire is amongst the lowest in England. Sport and recreation: Wiltshire contains some of the most deprived wards in the south west, which has a consequential impact upon the number of people taking part in physical activity. Obesity: The number of overweight and obese people has tripled over the last two decades and this number is still rising. Obesity amongst children in Wiltshire is relatively low and compares well with both the national figures and comparator authorities. However, there are hotspots where obesity levels are high. 	<p>Location of development where it encourages walking and cycling over the use of the car or even of public transport</p> <p>Location of services within walking distances to residential development</p> <p>Provision of easily accessible and safe public open space, suitable to meet a range of needs</p> <p>Promote development to mitigate against the effects of urban heat islands</p> <p>Easy access to health facilities and provision of health facilities as part of larger developments</p>	Human Health, Population, Climatic Factors	2, 5, 7, 8, 9, 10 (2), (7), (9), (10), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<ul style="list-style-type: none"> Health inequalities: Although Wiltshire is generally not a deprived area; the county has pockets of deprivation including three local areas that lie amongst the 20% most deprived in England. Ageing population: The changing age structure of the Wiltshire population will have a significant impact on the health and social care needs of the population. Encouraging access to good quality green infrastructure is key to support healthy communities. However there are isolated pockets of greenspace in Wiltshire which are of varying standards. Crime and safety: Salisbury, Chippenham and Trowbridge absorb an intensive amount of resources from police and other agencies but still produce higher levels of crime and disorder than any other area. The level of crime in Wiltshire overall is not particularly high but the fear of crime is more substantial. Fuel poverty: There are pockets of fuel poverty throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire, followed by the Pewsey Community Area. Unavoidable climate change will occur over the next few decades regardless of any mitigation measures that may be pursued. For example, temperatures are expected to rise between 1.1 and 6.4 0C. This will result in an increase in hot weather extremes and deaths associated with high temperatures. Climate change will also result in warmer winters which may on the other hand reduce the amount of illnesses over the winter months. 	<p>where existing facilities would not be able to cope with additional demand generated by the new development</p>		
INCLUSIVE COMMUNITIES			
<ul style="list-style-type: none"> Poverty and deprivation: Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are 	<p>New development should be designed so as to enhance a sense of community through the</p>	<p>Population; Human</p>	<p>7, 8, 9, 10</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services.</p> <ul style="list-style-type: none"> • There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities. • Wiltshire, along with Dorset and Bath and North East Somerset, has the biggest gap in the South West between the affordability of houses for resident and workplace employees. The high local house prices do not reflect the local employment offer which is characterised by lower skilled, manufacturing jobs. • Accessibility: As a sparsely populated, rural county, access to services is a major issue especially for those living in the rural areas that do not have access to a car. • Community Campuses: Wiltshire Council is working with local communities to develop proposals for innovative community campuses across the county. What a campus will look like, what services will be provided, or where it will go, will be community led and subject to extensive consultation with local people and partners. 	<p>provision of public/ community spaces and facilities. The design of developments should also increase opportunities for passive surveillance to increase a sense of security and well-being</p> <p>Provision of appropriate levels of good quality affordable housing to meet local need</p> <p>Locate development within easy access of local services so that these can be accessed on foot, by bike or using public transport</p> <p>Development proposals that include community facilities should have regard to the Community Campuses proposals being developed across Wiltshire</p>	<p>Health; Climatic Factors</p>	<p>(9), (10), (12), (15)</p>
EDUCATION AND SKILLS			
<ul style="list-style-type: none"> • Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18 year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle. 	<p>Ensuring that suitable land is set aside to attract a broader base of employers to the area</p> <p>Ensuring an appropriate level of high quality educational facilities in accessible locations to meet the needs of the community</p>	<p>Population; Human Health</p>	<p>8, 9,10, 11, 12 (10), (12), (15), (16), (17)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<ul style="list-style-type: none"> With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work. The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels 	<p>Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work</p>		
TRANSPORT			
<ul style="list-style-type: none"> There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car. Some sections of Wiltshire’s transport network are below national standards for structural condition and skid resistance. Some of the main highway routes in the county are unsuited to the volume and weight of traffic carried and this has given rise to some local congestion, relatively low inter-urban journey speeds and journey time reliability issues. High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's largest towns should focus on creating more favourable conditions for people to be less reliant on the car. With regards to public transport, there is scope to increase the number of trips made on public transport. Increasing car ownership levels have given rise to greater flexibility for many social, leisure and employment activities as well as many facilities now being located on the edge of urban areas. 	<p>Have regard to the Wiltshire Infrastructure Delivery Plan 2 (September 2013)</p> <p>Using developer contributions to improve walking, cycling and public transport infrastructure</p> <p>Locate new development where it is accessible to all on foot, by bicycle or through using public transport</p> <p>Design development so as to minimise car usage</p> <p>Ensure new development incorporates appropriate facilities and infrastructure for cyclists</p>	<p>Air, Climatic Factors, Human Health</p>	<p>2, 6, 9, 10 (2), (4), (12), (15)</p>

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<p>Public transport is mostly unable to meet these changes, both in terms of service frequency and geographic coverage, thus leaving those without access to a car disadvantaged. Consideration of alternative approaches is needed, building upon success of the development of the Park & Ride services in Salisbury, and partnership schemes with the main operators to improve ridership on their commercial services, such as Kickstart improvements to the Chippenham-Swindon route, the Salisbury Area and Active8 Quality Partnerships.</p> <ul style="list-style-type: none"> • There has been a sustained increase in the number of rail passenger journeys in Wiltshire • There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire's relative affluence and high levels of cycle ownership offer a good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres. • The western Wiltshire towns, which rely heavily on the A350 and A36/A46 routes, are particularly affected by increasing traffic volumes along those routes resulting in unreliability of journey times which is of particular concern to local businesses. • The economic expansion of the main employment areas surrounding the county has not been matched by a similar increase in housing provision, which has increased demand for housing in the county, particularly in the western Wiltshire towns. This has resulted in increased out-commuting, leading to higher traffic volumes and increased pressure on the condition of the highway network. 			
ECONOMY AND ENTERPRISE			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
<ul style="list-style-type: none"> • Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future. • There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work. • Wiltshire house prices are too high for younger people and people in lower skilled/ paid jobs who tend to work locally. This means that some local industries will struggle to secure labour at a price which will enable them to compete with lower cost foreign production. These conditions place further pressures on manufacturing in the Wiltshire economy. • Approximately 6% of all jobs in Wiltshire are tourism related (directly and indirectly) however compared to other counties Wiltshire generates the lowest amount of spend from staying visitors and also is a long way behind other counties in the south west in terms of income generated from day trips. 	<p>Housing development to be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport</p> <p>Safeguarding employment sites suitable to attract high quality employers to the county</p> <p>Enhance the viability of the area as an employment centre, in order to improve employment rates. This could be done through the provision and retention of suitable sites for employment in locations that are accessible by sustainable means as well as being located close to residential centres</p> <p>Build on positive tourism assets for a greater increase in tourism activity across a range of sectors</p>	<p>Material assets, Population, Climatic Factors</p>	<p>7, 8, 9, 11, 12 (9), (10), (12), (16), (17)</p>
<ul style="list-style-type: none"> • Opportunities: <ul style="list-style-type: none"> - Retaining principal employment areas - Delivering employment on strategic sites - Maintaining the vitality and viability of town centres - Supporting the LEP objectives and SEP projects - Delivering other employment sites - Matching business requirements for land and premises - Reducing out-commuting and supporting the economic resilience of local 			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives <i>Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference</i>
communities <ul style="list-style-type: none"> • Supporting business and services in rural areas 			

6. Developing the Sustainability Appraisal Framework

6.1 Introduction

6.1.1 The next task in the sustainability appraisal is the development of the SA Framework. The SA Framework is a key component in completing the SA by synthesising the PPPs, the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan. Though the SEA Directive does not specifically require the use of objectives in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the plan development.

6.2 Methodology

6.2.1 SA objectives and decision aiding questions have been drawn up under the three sustainable development dimensions: social, economic and environmental.

6.2.2 The SA objectives for the Plan have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives; as well as others devised specifically in relation to the context of the Plan. The SA objectives have also been worded to take account of local circumstances and concerns feeding from the analysis of sustainability issues (Chapter 5).

6.2.3 A set of decision aiding questions has been derived to capture the change likely to arise from the Plan implementation and has played a role in the assessment itself. As the SA has progressed, it has helped the development of a set of indicators included in the proposed monitoring programme.

6.2.4 The SA Framework derived for the SA of the Wiltshire Core Strategy DPD (see SA Scoping Report 2014) provided the starting point in developing a refined framework for the assessment of the sites proposed within the Plan.

6.2.5 The SA Framework objectives from the Wiltshire Core Strategy DPD were reviewed for applicability and a small number were excluded from the Wiltshire Housing Site Allocations Plan SA Framework. In some instances, decisions aiding questions were retained, but linked to a different objective, as follows:

- Wiltshire Core Strategy DPD SA Objective 3 - Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. This SA objective was excluded but the relevant decision aiding question added to SA Objective 2.
- Wiltshire Core Strategy DPD SA Objective 5 - Protect people and property from the risk of flooding. This SA objective was merged with SA Objective 5 (Minimise our impacts on climate change and reduce our vulnerability to future climate change effects) as the key issues in relation to housing are likely to be similar)
- Wiltshire Core Strategy DPD SA Objective 11 - Provide a safe and healthy environment in which to live. This SA objective was merged SA objective 12 as relevant aspects cover similar theme.

- Wiltshire Core Strategy DPD SA Objective 13 - Improve equality of access to, and engagement in local, high quality community services and facilities. This SA objective was excluded but the relevant aspects included under SA objective 10.
- Wiltshire Core Strategy DPD SA Objective 14 - Raise educational attainment levels across the authority and provide opportunities for people to improve their workplace skills. This SA objective was excluded as it was not directly relevant to the allocation of land for housing use but the need for additional educational facilities is considered under SA Objective 9.

6.2.6 A number of decision aiding questions were also removed as they were either beyond the sphere of influence of the site selection and allocation process, or their function is encompassed within another objective.

6.2.7 In addition, since the SA Framework set out in the Scoping Report was published, a number of minor amendments have been made to address likely potential issues in the Plan area and better reflect the requirements of the SA Objective. This includes the following changes:

- SA Objective 5 has been split into sub-objective 5a (Minimise our impact on climate change) dealing with reduction in greenhouse gas emissions, in particular CO₂ emissions and sub-objective 5b (Reduce our vulnerability to future climate change effects) addressing adaptation to climate change. Associated decision aiding questions have also been split and flooding related questions from SA Objective 3 have been moved to sub-objective 5b. This split ensures that assessments of these equally important climate change topics capture and deal appropriately with the frequently opposite directions of change associated with each of the topics.
- SA Objective 1 – wording in relation to DAQs 9 and 10 changed to state the requirement to consider relevant SACs/SPAs within the areas of search rather than naming individual SACs.
- SA Objective 2 – DAQ 4 “Maximise efficient use of land within town/city centres” has been deleted as sites in the Plan do not specifically relate to the use of land within town or city centres.
- SA Objective 6 – DAQ 4 “Improve and broaden access to, and understanding of, local heritage and historic sites?” has been deleted as this is not an objective related to the allocation of housing. The protection and promotion of cultural heritage is maintained in the remaining DAQs under SA Objective 6.
- SA Objective 8 – DAQ 2 “Provide housing in sustainable locations that allow easy access to a range of local services and facilities?” has been deleted as this is covered more effectively under the DAQs in SA Objective 10.
- SA Objective 9 – added in a DAQ to cover accessibility to schools.
- SA Objective 11 - DAQ 1 re-worded to state: “~~Direct~~ Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?”, as the purpose of housing allocations is not to direct retail, leisure or employment opportunities, however allocations may support these opportunities by virtue of their location and size.

6.2.8 The SA Framework shown in Table 6.1 has been applied in the assessment of site options (Chapter 7) and the assessment of the policies and associated preferred sites in the Draft Plan (Chapter 8). The SA Framework focuses on objectives and key decision making questions which allow for the differentiation between site location proposals.

6.2.9 **One comment was received on the objectives contained within the SA Framework during the pre-submission consultation from Cranborne Chase AONB where it was suggested that Objective 7 should be split into two parts;**

however, on review it was determined that impacts on AONBs were covered sufficiently in the SA Framework, and therefore the SA Framework remains unchanged.

6.3 Sustainability Appraisal Framework

Table 6.1. Sustainability Appraisal Framework

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy...
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	<ol style="list-style-type: none"> 1. Avoid habitat fragmentation including prejudicing future biodiversity restoration? 2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SNAs, AONBs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain? 3. Result in greater community engagement with biodiversity? 4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary? 5. Aid in the delivery of a network of multifunctional Green Infrastructure? 6. Ensure all new developments have regard to and protect BAP habitats/ species? 7. Consider the findings of the HRA in site selection and design? 8. Maintain the existing extent of ancient woodland sites? 9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs? 10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant Areas? 11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?
Land and Soil Resources	2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	<ol style="list-style-type: none"> 1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure? 2. Maximise reuse of previously developed land where possible/appropriate? 3. Encourage remediation of contaminated land? 4. Ensure the design and layout of new development supports sustainable waste management? 5. Protect and enhance soil quality? 6. Protect the best and most versatile agricultural land? 7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?
Water Resources	3. Use and manage water resources in a sustainable manner	<ol style="list-style-type: none"> 1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network? 2. Ensure that essential water infrastructure is co-ordinated with all new development? 3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy...
		4. Consider the need for adequate provision of surface water and foul drainage? 5. Protect, and where possible, improve surface, ground and drinking water quality? 6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?
Air Quality and Environmental Pollution	4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	1. Maintain and improve local air quality? 2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development? 3. Mitigate the impacts from uses that generate NO ₂ or other particulates? 4. Seek to reduce development in or near to AQMAs (Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne)? 5. Ensure that air quality impacts on local biodiversity sites are avoided? 6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car? 7. Ensure that potential impacts from air quality on relevant SACs are avoided?
Climatic Factors	5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	1. Minimise emissions of greenhouse gases and ozone depleting substances? 2. Promote the development of renewable and low carbon sources of energy? 3. Promote energy efficiency in buildings and new development? 4. Minimise contributions to climate change through sustainable building practices?
	5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? 2. Ensure that development can adapt to the predicted future impacts of climate change? 3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)? 4. Minimise the risk of flooding to people and property (new and existing development)? 5. Protect and enhance the natural function of floodplains?
Historic environment	6. Protect, maintain and enhance the historic environment.	1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas and Historic Parks & Gardens? 2. Ensure appropriate archaeological assessment prior to development? 3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate? 4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy...
		<p>into account the management objectives of Conservation Areas?</p> <p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p> <p>6. Protect, manage and present the Stonehenge and Avebury World Heritage Site (WHS) in accordance with international obligations?</p>
Landscapes	7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p> <p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p> <p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p> <p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?</p> <p>5. Protect rights of way, open space and common land?</p> <p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>
Population and housing	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>1. Provide an adequate supply of affordable housing?</p> <p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p> <p>3. Ensure adequate provision of land to meet housing needs?</p> <p>4. Have regard to the settlement hierarchy?</p> <p>5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?</p> <p>6. Consider the emerging Neighbourhood Plans?</p> <p>7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?</p>
Healthy and Inclusive Communities	9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p> <p>2. Promote design of buildings and spaces to reduce obesity?</p> <p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p> <p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p> <p>5. Maximise opportunities within the most deprived areas?</p> <p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p> <p>7. Support the development of community campuses?</p> <p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy...
Transport	10. Reduce the need to travel and promote more sustainable transport choices.	<ol style="list-style-type: none"> 1. Increase walking and cycling accessibility through the use of developer contributions and site design? 2. Ensure new development incorporates facilities and infrastructure for cyclists? 3. Improve the jobs/homes balance, to reduce out-commuting? 4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?
Economy and enterprise	11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	<ol style="list-style-type: none"> 1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? 2. Support the rural economy?
	12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	<ol style="list-style-type: none"> 1. Protect and enhance the vitality and viability of existing employment areas? 2. Provide a focus for development in Salisbury and Trowbridge?

7. Site options assessment

7.1 Introduction

7.1.1 This Chapter sets out the SA of potential housing site options in the Community Areas, and settlements within these areas, that have been identified **as reasonable alternatives** for further consideration through Stages 1, 2a and 2b of the Council's Site Selection process (see 'Methodology' chapter 2).

7.1.2 The relevant Community Areas and settlements that have been subject to SA are listed below, followed by the results of the site options SA:

- Amesbury Community Area Remainder – Shrewton, The Winterbournes
- Amesbury (including Bulford and Durrington) Market Town
- Chippenham Community Area Remainder – Hullavington, Kington St Michael, Yatton Keynell
- Devizes Community Area Remainder – Market Lavington
- Malmesbury Community Area Remainder – Crudwell, Oaksey
- Salisbury Principal Settlement (including Wilton Town)
- Tidworth and Ludgershall Market Town
- Tisbury Community Area Remainder - Fovant
- Trowbridge Principal Settlement
- Warminster Community Area Remainder – Chapmanslade, Codford, Heytesbury
- Warminster Market Town
- Westbury Community Area Remainder – Bratton

7.1.3 **This Chapter also sets out the review of updates to existing sites and additional sites that have come through the Stage 2 Council site selection process following the pre-submission consultation in 2017. These updates are summarised as:**

<u>Community Area</u>	<u>Site</u>	<u>Changes</u>	<u>Implications for SA</u>
<u>Chippenham Community Area</u>	<u>Site 3129 – The Street, Hullavington</u>	<u>This site was previously rejected at Stage 2 of the Council site selection process on availability grounds however, additional information has since been received and this site has now been taken forward for SA.</u>	<u>As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>OM011 - Land at Hullavington airfield, Hullavington</u>	<u>New site identified via consultation</u>	<u>As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell</u>	<u>New site identified via consultation</u>	<u>As this new site passed through Stage 2 of the Council site selection process, SA is</u>

<u>Community Area</u>	<u>Site</u>	<u>Changes</u>	<u>Implications for SA</u>
			<u>required; the results are presented in this Chapter and in Annex I.</u>
<u>Warminster Community Area</u>	<u>Site OM004 Land west of Greenlands, Heytesbury</u>	<u>New site identified via consultation</u>	<u>As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>Site 3486</u>	<u>Details of baseline have been updated</u>	<u>Review of previous SA and updated for SA Objective 9; results are presented in this Chapter and in Annex I.</u>
<u>Westbury Community Area Remainder</u>	<u>Site 738 – Land south of Westbury Road, Bratton</u>	<u>This site was previously rejected at Stage 2 of the Council site selection process on availability grounds however, additional information has since been received and this site has now been taken forward for SA.</u>	<u>As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.</u>
<u>Malmesbury Community Area Remainder</u>	<u>Site OM014 - Land at Tuners Lane, Crudwell</u>	<u>New site identified via consultation</u>	<u>As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>Site 3233 - Land at Ridgeway Farm</u>	<u>Amendment to the scoring required to Objective 11 as error identified.</u>	<u>The SA of this site has been updated for Objective 11; results are presented in this Chapter and in Annex I.</u>
<u>Devizes Community Area Remainder</u>	<u>Site 3268</u>	<u>Additional information has been provided in relation to cultural heritage.</u>	<u>The SA of this site has been updated to account for the new information in relation to SA Objective 6; results are presented in this Chapter and in Annex I.</u>
<u>Trowbridge Principal Settlement</u>	<u>Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)</u>	<u>Details of baseline have been updated for SA Objective 6 and 7</u>	<u>The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no further SA was considered necessary.</u>
	<u>261 - Land at Lower Biss Farm</u> <u>262 - Land west of Yarnbrook Road (A350)</u>	<u>Details of baseline have been updated for SA Objective 6 at these sites.</u>	<u>The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no</u>

<u>Community Area</u>	<u>Site</u>	<u>Changes</u>	<u>Implications for SA</u>
	<p><u>256 - Land south of Green Lane, Trowbridge</u></p> <p><u>292 - Land north of Green Lane</u></p> <p><u>297 - Elizabeth Way</u></p> <p><u>263 - Elizabeth Way</u></p> <p><u>293 - Land to the east of Elizabeth Way</u></p> <p><u>1021 - Land adjacent to Church Lane</u></p> <p><u>3260 - Land at Upper Studley</u></p> <p><u>298 - Land off A363 at White Horse Business Park</u></p> <p><u>3565 - Land east of the A361 at Southwick Court</u></p>		<p><u>further SA was considered necessary.</u></p>
<p><u>Salisbury Principal Settlement (including Wilton Town)</u></p>	<p><u>S80 - Land to the north of Old Sarum</u></p>	<p><u>Minor amendments to correct text in SA Objective Decision aiding questions and baseline.</u></p> <p><u>Amendment to primary education details in Objective 9.</u></p>	<p><u>Review of previous SA in light of baseline updates for SA Objective 9; results are presented in this Chapter and in Annex I.</u></p>
	<p><u>S159 - Land to the north of Downton Road</u></p> <p><u>S178 - Land to the South of Roman Road, Old Sarum</u></p> <p><u>3272 - Land at Rowbarrow, Odstock Road</u></p> <p><u>3421 - Land adjacent to A354, Harnham</u></p> <p><u>3554a - Land to west of Milford Care Home</u></p> <p><u>S1057 - Land rear of Bulbridge Road</u></p>	<p><u>Minor amendments to correct text in SA Objective Decision aiding questions and baseline</u></p>	<p><u>The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no further SA was considered necessary.</u></p>
	<p><u>S1027 - North of Netherhampton Road</u></p>	<p><u>Minor amendments to correct text in SA Objective Decision aiding questions and baseline.</u></p>	<p><u>Review of previous SA in light of baseline updates for SA Objective 6 and 10; results are presented in this Chapter and in Annex I.</u></p>
	<p><u>S1028 - Land at Netherhampton Road</u></p>	<p><u>Minor amendments to correct text in SA Objective Decision aiding questions and baseline.</u></p>	<p><u>Review of previous SA in light of baseline updates for SA Objective 10; results are presented in this Chapter and in Annex I.</u></p>
	<p><u>3187 - Land at Harnham Business Park</u></p>	<p><u>Minor amendments to correct text in SA</u></p>	<p><u>Review of previous SA in light of baseline</u></p>

<u>Community Area</u>	<u>Site</u>	<u>Changes</u>	<u>Implications for SA</u>
		<u>Objective Decision aiding questions and baseline.</u>	<u>updates; results are presented in this Chapter and in Annex I.</u>
	<u>Site 3435 – Land off Britford Lane</u>	<u>This site was previously rejected at Stage 2 of the Council site selection process however, additional information has since been received and this site has now been taken forward for SA.</u>	<u>As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>Site OM002 - Land north of A3094</u> <u>Site OM003 - The Yard, Hampton Park</u>	<u>New sites identified via consultation</u>	<u>As these new sites passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.</u>
<u>Warminster Market Town</u>	<u>Site 302 – Land at Bradley Road</u> <u>Site 603 – Land east of The Dene</u> <u>Site 1032 – Bore Hill Farm</u> <u>Site 793 – Westbury Road</u> <u>Site 3242 – Land adjacent to Fanshaw Way</u> <u>Site 304 - Land at Boreham Road</u>	<u>Minor amendments to correct text in baseline conditions for SA Objective 9.</u>	<u>The updated baseline for these sites is presented in Annex I. This has not affected the scoring of the objective, therefore no further SA was considered necessary.</u>
	<u>Site 1030 - 44 & 45 Bath Road</u> <u>Site 2091 - Land between Bath Road and A36</u> <u>Site 239 - Land on Upper Marsh Road</u>	<u>These sites were previously rejected at Stage 2 of the Council site selection process however, additional information has since been received and these sites have now been taken forward for SA.</u>	<u>As these sites have now passed Stage 2 of the Council site selection process and were not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.</u>
	<u>Site OM005 Land at Brick Hill</u> <u>Site OM006 Land to the south of Boreham Road</u>	<u>New sites identified via consultation</u>	<u>As these new sites passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.</u>

7.1.4 **All changes to existing site assessments and new site assessments in Annex I have also been made in bold and underlined, for transparency of the changes from the pre-submission SA Report and this updated SA Report.**

7.1.5 Each section that follows includes a map of the sites assessed in each settlement, a summary table of the assessment scores for each site, a summary of the sustainability effects of each site and a conclusion as to whether sites are considered to be ‘more

sustainable', 'less sustainable' or not to be considered further; **together with the updates identified in the table above**. All the detailed site assessments can be found in Annex 1.

7.2 Amesbury Community Area Remainder

Introduction

7.2.1 The 10 site options under consideration in the Amesbury Community Area remainder have been assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.2.2 Figures 7.1 and 7.2 show the location of the sites under consideration in Shrewton and The Winterbournes, respectively.

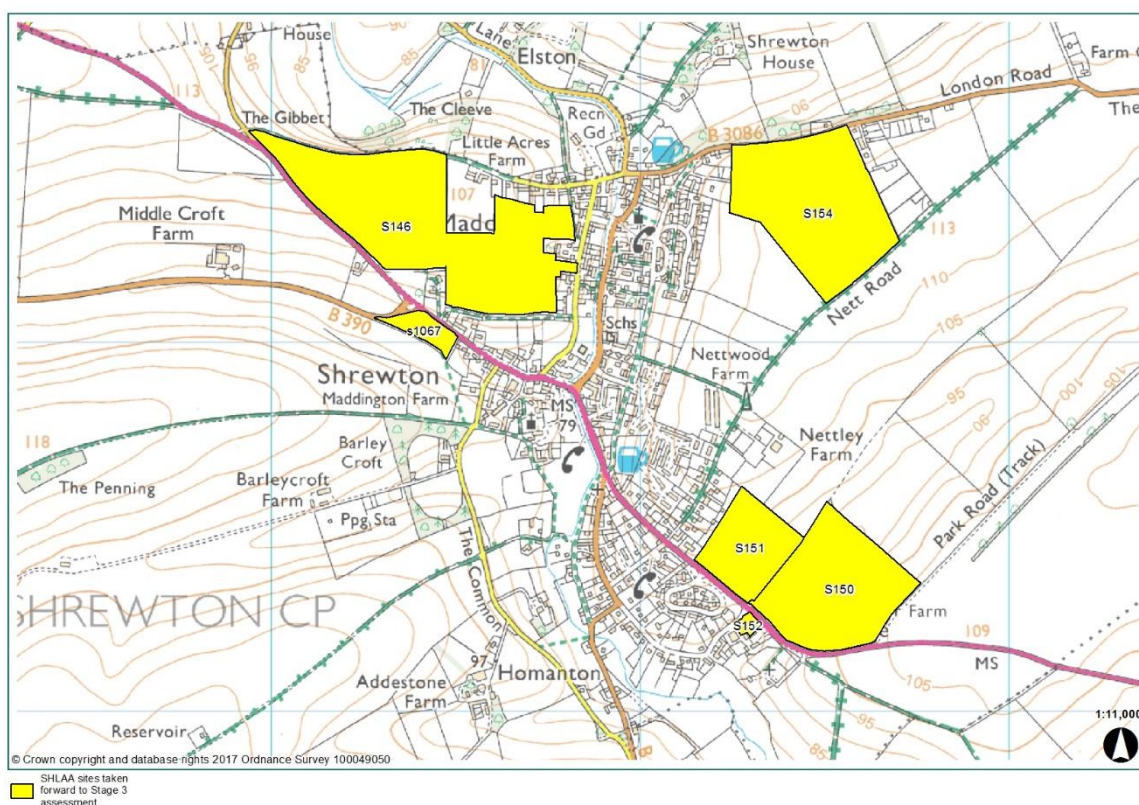


Figure 7.1. Shrewton

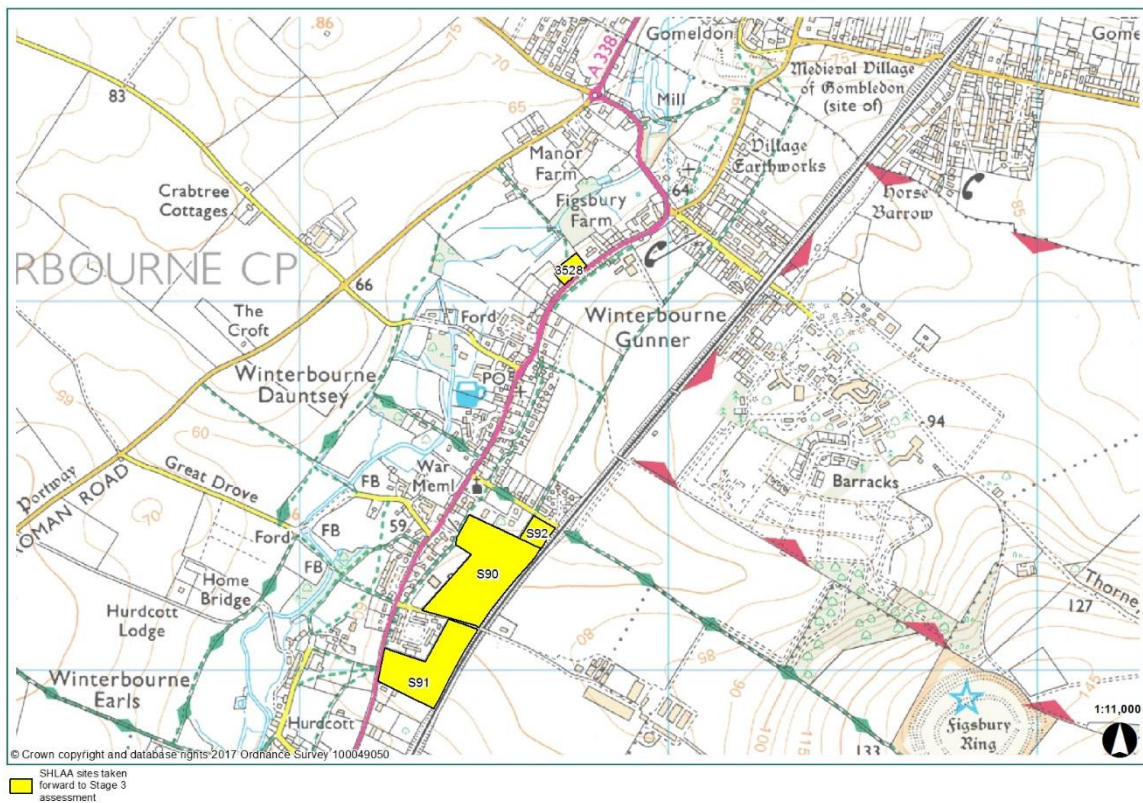


Figure 7.2. The Winterbournes

- 7.2.3 The assessment scores summary for all site options is presented in Table 7.1. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.
- 7.2.4 Only one common effect has been identified across all sites. This is:
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on climate change (SA Obj. 5a).
- 7.2.5 A discussion of the assessment results for each site option is presented below.
- 7.2.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.2.67. It is recommended that no sites in this area of search are considered further in the site selection process due to the identification of major adverse effects at all sites. No sites have been taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process.

Table 7.1. Amesbury Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Amesbury Community Area Remainder															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Shrewton																
S146	Land to the west of Tanner's Lane and south of the Hollow, Shrewton	c.289	---	--	---	-	-	--	-	-	+++	-	--	+++	+	No
S150	Land north of the A360, Shrewton	c.156	---	--	---	-	-	--	--	---	+++	--	--	+++	+	No
S151	Land South of Nettley Farm, Shrewton	c.109	---	-	---	-	-	--	-	-	+++	-	--	+++	+	No
S152	Land at Rollestone Manor Farm, Shrewton	c.8	---	-	---	-	-	--	---	-	+	---	--	+	+	No
S154	Land to the south of London Road, Shrewton	c.200	---	-	---	-	-	--	--	-	+++	--	--	+++	+	No
S1067	Land off Maddington Street, Shrewton	c.27	---	-	---	-	-	--	-	-	++	--	-	+	+	No
The Winterbournes																
S90	Land between Winterbourne Earls Village School and	c.103	-	-	--	---	-	--	-	-	+++	--	-	+++	+	No

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Area of search: Amesbury Community Area Remainder															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
	the Railway Line, The Winterbournes															
S91	Land by Summerlug Estate and Railway, The Winterbournes	c.65	-	-	--	---	-	--	-	-	+++	--	-	++	+	No
S92	Land by Railway Line and Vicarage, The Winterbournes	c.11	-	-	--	---	-	--	-	-	++	-	-	+	+	No
3528	Land adjacent and including Winterbourne Motors, The Winterbournes	c.10	---	-	--	-	-	--	---	-	++	-	-	---	---	No

Site S146 – Land to the west of Tanner’s Lane and south of the Hollow, Shrewton

Site Overview

- 7.2.7 This site option is located in the village of Shrewton. With an area of 19.27ha, the site has a capacity for approximately 289 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.8 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The western half of the site is within Source Protection Zone 3, and partly within Zones 1 and 2. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to the River Till SAC which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff (SA Obj. 3).
- 7.2.9 Three moderate adverse effects have been identified. Whilst this site option would result in undeveloped land being occupied by housing, the western part of the site is remote from the village with poor connections to Shrewton. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if development of the land resulted in the loss of Best and Most Versatile agricultural land (SA Obj. 2). The site is located within Flood Zone 1, however the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring would be required given the underlying geology and topography of the site, to avoid flooding, and a Flood Risk Assessment would be required. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village, may make this more problematic (SA Obj. 5b). Due to the size of the site it could facilitate walking/cycling infrastructure; however in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. Additionally, the size of the development will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).
- 7.2.10 A number of minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, Scheduled Monuments or conservation areas. However, the archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6).

Development would result in some urbanisation effects. Intervisibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. A maximum of 100 houses would be required in order for this solution to work. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).

- 7.2.11 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.12 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S150 – Land north of the A360, Shrewton

Site Overview

- 7.2.13 This site option is located in the village of Shrewton. With an area of 10.3ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.14 Three major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements would also be required. There is potential for surface water pollution caused by surface water runoff into the River Till (SA Obj. 3). Development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor (SA Obj. 7).
- 7.2.15 Five moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Whilst this site option would result in undeveloped land being occupied by housing, the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village (SA Obj. 2). The site is located within Flood Zone 1 however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures would be required and a Flood Risk Assessment would also be

required. Investigation of off-site connection arrangements may need to be undertaken. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, development would have significant impact on rural setting of several listed buildings including a Grade II church and a Heritage Impact Assessment would be required. The archaeological potential is low/medium and an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is some distance (1,000m +) from the services and amenities in Shrewton, and is isolated from the existing built form. The site would access directly onto the A360 which has no footways something which would increase its poor connectivity for non-car users. The provision of mitigation for footways via third party land may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

- 7.2.16 Two minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).
- 7.2.17 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.18 Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should not be considered further in the site selection process.

Site S151 – Land south of Nettley Farm, Shrewton

Site Overview

- 7.2.19 This site option is located in the village of Shrewton. With an area of 4.85ha the site has a capacity for approximately 109 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.20 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards

impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone. However, given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge. Overall the evidence suggests that investments in water infrastructure/sewerage/storage are necessary, subject to agreement/consent with relevant undertakers, to develop the site; some of the measures may prove problematic to implement. The site is also close to the River Till which drains into River Avon, so there is potential for surface water pollution caused by surface water (SA Obj. 3).

- 7.2.21 Two moderate adverse effects have been identified. The site is located within Flood Zone 1, however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures will be required as the underlying geology is likely to prevent the implementation of Sustainable Drainage Systems. A Flood Risk Assessment would be required. Investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). The site is within 700m from the services and amenities in Shrewton, and lies adjacent to existing residential areas. The site would access directly onto the A360 which has no footways in this sector something which would result in poor connectivity for non-car users. Mitigation measures to improve walking and cycling opportunities may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).
- 7.2.22 A number of minor adverse effects have also been identified. Development of the site will result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, there are a number of listed buildings to the south west of the site, the setting and significance of which may be affected by development at this site so a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).
- 7.2.23 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is

anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

- 7.2.24 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S152 – Land at Rollestone Farm, Shrewton

Site Overview

- 7.2.25 This site option is located in the village of Shrewton. With an area of 0.28ha the site has a capacity for approximately 8 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.26 Four major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). Whilst impacts on local fresh water supply and foul water infrastructure could be mitigated through targeted investment proportionate to the level of development which is very modest (approx. 8 units), the site falls within the River Avon catchment and the HRA Screening concluded that abstraction would affect flows in the River Till. On balance the likely effects of the development on this objective would be major adverse (SA Obj. 3). A high level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. The archaeological potential is medium and therefore an archaeological assessment would be required. Development of the site would have an adverse effect the setting and significance of the listed Rollestone Manor which could not be mitigated (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).
- 7.2.27 Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Site investigations and monitoring would be required to determine the risk of flooding and a Flood Risk Assessment would be required. The foul water system in the area is subject to groundwater induced sewer flooding and mitigation would be required (SA Obj. 5b). The site is located on the south eastern fringe of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rollestone Road which has an existing link onto the A360. The development would generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).
- 7.2.28 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon

energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would result in potential landscape and visual impacts however these can be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7).

- 7.2.29 Three minor beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). The development will also generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12).
- 7.2.30 Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Site S154 – Land to the south of London Road, Shrewton

Site Overview

- 7.2.31 This site option is located in the village of Shrewton. With an area of 13.35ha the site has a capacity for approximately 200 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.32 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is within a sensitive groundwater area so groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements. A Flood Risk Assessment will be required. The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction (SA Obj. 3).
- 7.2.33 Four moderate adverse effects have been identified. The site is located within Flood Zone 1. The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. The foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions (SA Obj. 5b). To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury and Associated Sites World Heritage Site. All of these assets have the potential to be visually impacted by development at the site and a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new

nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic (SA Obj. 10).

- 7.2.34 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW SHRE1 which passes across the site linking Nett Road with London Road would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road (SA Obj. 7).
- 7.2.35 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.36 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S1067 – Land off Maddington Street, Shrewton

Site Overview

- 7.2.37 This site option is located in the village of Shrewton. With an area of 1.12ha the site has a capacity for approximately 27 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.38 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site falls within Source Protection Zones 1, 2 and 3 and the Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require monitoring of groundwater levels. Sustainable Drainage Systems are unlikely to be feasible in groundwater areas. Reinforcements and improvements to fresh water/foul water infrastructure would be required subject to capacity appraisals and there is the risk of sewer flooding. Due to

proximity to the River Till SAC, which drains into River Avon, there is also potential for surface water pollution caused by surface water runoff (SA Obj. 3).

- 7.2.39 Two moderate adverse effects have been identified. The site is located within Flood Zone 1 and approximately 80m north west of the Flood Zone 2/3 associated with the River Till. A Flood Risk Assessment would be required. Ground conditions require careful assessment of possible drainage solutions and a site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. The foul water system in the area is subject to groundwater induced sewer flooding. Mitigation is likely to prove problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).
- 7.2.40 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility. However, the archaeological potential is medium and therefore an archaeological assessment would be required (SA Obj. 6). The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts and mitigation is possible. There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).
- 7.2.41 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.42 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S90 – Land between Winterbourne Earls Village School and the Railway Line

Site Overview

- 7.2.43 This site option is located in the village of Winterbourne Earls. With an area of 4.56ha the site has a capacity for approximately 103 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.44 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).
- 7.2.45 Three moderate adverse effects have been identified. The site falls within 200m of the River Avon SAC and, although it is separated by development, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. There is no surface water outfall as water discharges into land drainage systems; this would have to be provided to ensure outfall to River Bourne and may require third party consent. There is limited capacity in the fresh water supply system and investment into network reinforcements is required. In terms of sewerage, there is also limited capacity in the sewerage systems with off-site connecting sewer required. Mitigation is likely to be problematic (SA Obj. 3). The site is located within Flood Zone 1 and some 200m east of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. Potential adverse effects from surface water flooding could be mitigated through engineering solutions. Third party consent may be required to deliver adequate outfall to the River Bourne. Overall technical solutions are available which can mitigate the effects from development but may reduce the developable land available (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).
- 7.2.46 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the north east boundary) and so there is potential for adverse effects on the setting of this designation. A Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. Two PRoW run alongside the north-western boundary (WINT1 and WINT6) of the site which would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).
- 7.2.47 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

- 7.2.48 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site S91 – Land by Summerlug Estate and Railway, The Winterbournes

Site Overview

- 7.2.49 This site option is located in the village of Winterbourne Earls. With an area of 2.9ha the site has a capacity for approximately 65 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.50 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).
- 7.2.51 Three moderate adverse effects have been identified. The site falls within the catchment of the Hampshire Avon. Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. There are foul water and surface water infrastructure deficits which will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of sustainable drainage systems, and groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. Technical solutions may have to be agreed, and investment into infrastructure may be required (SA Obj. 3). The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. A Flood Risk Assessment would be required. Potential adverse effects from surface water and groundwater flooding could be mitigated through engineering solutions however solutions could be problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).
- 7.2.52 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site. Archaeological potential is also low however archaeological assessment would still be required (SA Obj. 6). It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts though there are some concerns regarding coalescence with Hurdcott; these effects could be mitigated successfully through landscaping and the provision of green infrastructure (SA Obj. 7). The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities will result in reliance on the private car (SA Obj. 10).

- 7.2.53 One major beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). A moderate beneficial effect has been identified as the development will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and a minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.54 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Site Overview

- 7.2.55 This site option is located in the village of Winterbourne Earls. With an area of 0.46ha the site has a capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.2.56 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).
- 7.2.57 Two moderate adverse effects have been identified. Capacity appraisals need to be undertaken in relation to the supply of water as well as foul drainage for which there is currently limited capacity. Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development. The site is within a groundwater sensitive area so groundwater monitoring will be required. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and some 400m east of an area of flood risk (Flood Zone 2/3). Surface water management is likely to be an issue due to ground conditions. A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site (SA Obj. 5b).
- 7.2.58 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly a Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site

would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). While the presence of alternative modes of travel is positive this is somewhat diminished by the unsuitability of the A338 for cycling; and due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car (SA Obj. 10).

- 7.2.59 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).
- 7.2.60 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

Site Overview

- 7.2.61 This site option is located between Winterbourne Gunner and Winterbourne Dauntsey. With an area of 0.36ha the site has a capacity for approximately 10 dwellings; however, mitigation measures might reduce this number.

Assessment results

- 7.2.62 Four major adverse effects have been identified for this site. The predominant part of the site is designated as a County Wildlife Site. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site (SA Obj. 1). The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have a major adverse effect on the conservation area since it would result in the loss of land which provides a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely to be possible (SA Obj. 6). The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy (SA Obj. 12).
- 7.2.63 Two moderate adverse effects have been identified. The site is in a groundwater sensitive area and groundwater monitoring would be required. There is limited capacity in water supply mains and local foul water systems therefore further work is needed to confirm the scope of improvements. An offsite connecting sewer is required with downstream upsizing

works. There are no public surface water systems at this location and the site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic (SA Obj. 3). The site is located within Flood Zone 1 and approximately 40m south of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. The feasibility of surface water attenuation/disposal on and off-site would need to be investigated. This location is also subject to groundwater induced sewer flooding and further investigation would be required (SA Obj. 5b).

- 7.2.64 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site falls into the Special Landscape Area however with measures should be possible to mitigate this with appropriate screening and green infrastructure (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). The site lies in close proximity to bus stops and there are opportunities for walking to nearby facilities as footways exist either side of the A338. This could reduce the need to travel by car. Higher order settlements such as Salisbury could also be accessed by bus within 20 minutes. However due to the general location of the site and the limited availability of services and facilities the majority of trips would be undertaken by the private car (SA Obj. 10).
- 7.2.65 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8).
- 7.2.66 Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Conclusions & Recommendations

- 7.2.67 The aim of this assessment exercise has been threefold:
- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
 - Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
 - Identification of sites which should not be considered further.
- 7.2.68 The following conclusions and recommendations are reached:
- More sustainable options for development:**
- No sites have been identified as more sustainable in this area of search

Less sustainable sites for development:

- No sites have been identified as less sustainable in this area of search

Sites which should not be considered further:

- Site S146 - Land to the west of Tanner's Lane and south of the Hollow, Shrewton
- Site S150 - Land north of the A360, Shrewton
- Site S151 - Land South of Nettley Farm, Shrewton
- Site S152 - Land at Rollestone Manor Farm, Shrewton
- Site S154 - Land to the south of London Road, Shrewton
- Site S1067 - Land off Maddington Street, Shrewton
- Site S90 - Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes
- Site S91 - Land by Summerlug Estate and Railway, The Winterbournes
- Site S92 - Land by Railway Line and Vicarage, The Winterbournes
- Site 3528 - Land adjacent and including Winterbourne Motors, The Winterbournes

7.3 Amesbury (including Bulford and Durrington)

Introduction

- 7.3.1 The 4 site options under consideration in the Market Town of Amesbury (including Bulford and Durrington) have been assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 7.3.2 Figures 7.3 and 7.4 show the location of the sites under consideration.
- 7.3.3 The assessment scores summary for all site options is presented in Table 7.2. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.
- 7.3.4 A number of common effects have been identified across all sites. These are:
- Moderate adverse effects (where mitigation is considered problematic) relating to The River Avon SAC (SA Obj. 1).
 - Moderate adverse effects in relation to water resources (SA Obj. 3);
 - Minor adverse effects in terms of impacts on climate change and moderate adverse effects in terms of vulnerability to climate change (SA Obj. 5a and SA Obj. 5b respectively);
 - Moderate adverse effects on heritage assets (SA Obj. 6);
 - Minor adverse effects associated with increased pressure on local facilities (SA Obj. 9);
 - Minor beneficial effects from development contributing to the local economy (SA Obj. 11); and

- Minor beneficial effects through the generation of employment locally (SA Obj. 12).

7.3.5 A discussion of the assessment results for each site option is presented below.

7.3.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.3.29. Site 3154 and Site 3179 are assessed as more sustainable within this area of search. Site S98 and Site 3379 are considered to be less sustainable within this area of search. All 4 sites have been taken forward by Wiltshire Council for further consideration in Stage 4.

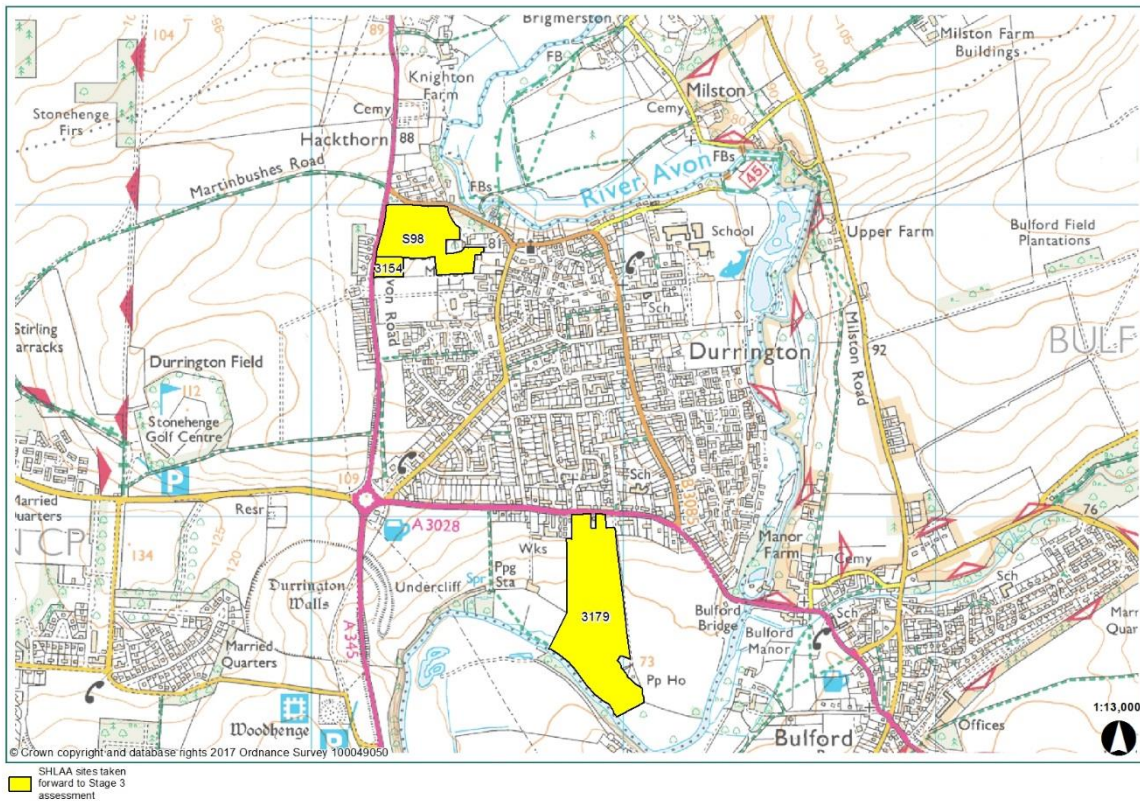


Figure 7.3. Durrington

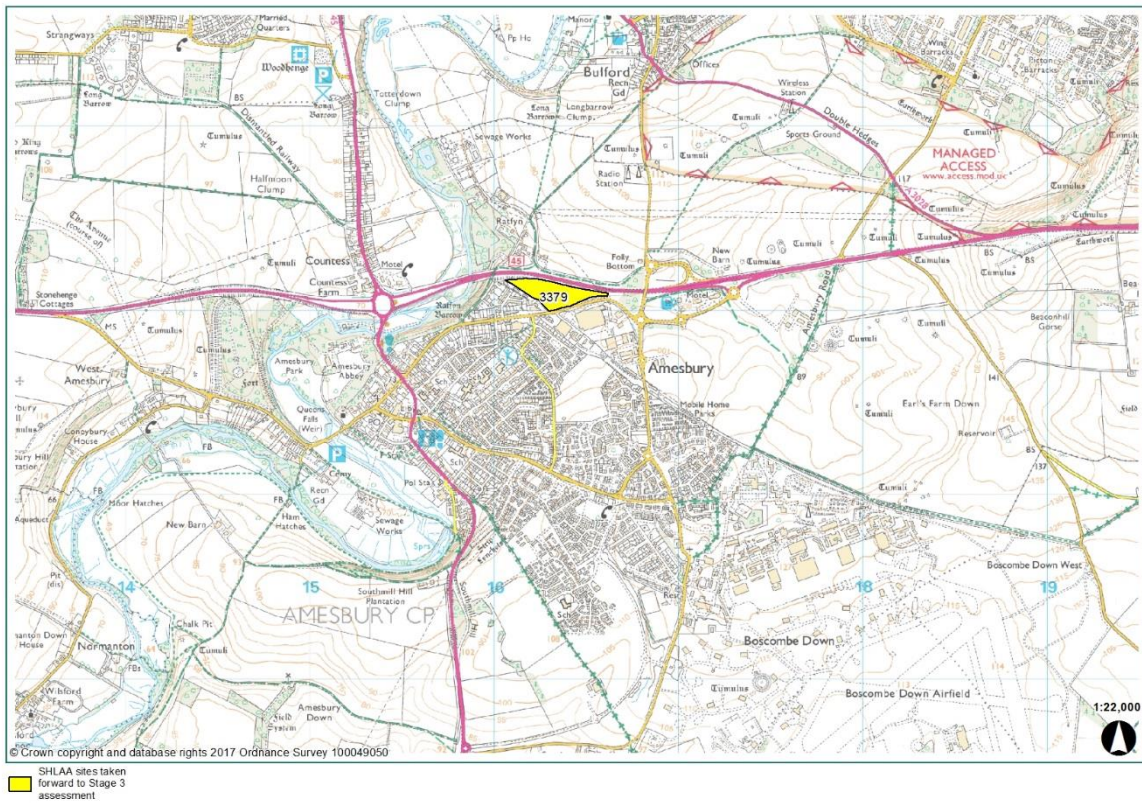


Figure 7.4. Amesbury

Table 7.2. Amesbury (including Bulford and Durrington) - Summary of Scores of Site Options Assessments

Area of search: Amesbury (including Bulford and Durrington)															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA/SEA Objectives and questions													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Durrington																
S98	Land to Rear of Durrington Manor, Durrington	c.103	--	-	--	-	-	--	--	--	++	-	-	+	+	Yes
3154	Piece Meadow, Durrington	c.14	--	0	--	-	-	--	--	-	+	-	-	+	+	Yes
3179	Land to the south of Larkhill Road, Durrington	c.143	--	-	--	-	-	--	--	-	++	-	-	+	+	Yes
Amesbury																
3379	Land north of London Road, Amesbury	c.101	--	-	--	--	-	--	--	-	++	-	+	+	+	Yes

Site S98 - Land to Rear of Durrington Manor, Durrington

Site Overview

- 7.3.7 This site option is located to the north-west of Durrington. With an area of 4.64ha the site has capacity for approximately 103 dwellings; although mitigation could reduce this number.

Assessment Results

- 7.3.8 No major adverse effects have been identified.
- 7.3.9 The assessment has identified five moderate adverse effects that are likely to arise from development at the site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1 however there is a nearby area of Flood Zone 2/3 30m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The proposed development may affect the setting of listed buildings, particularly the setting of the adjacent Grade II listed buildings and the Durrington Conservation Area. There is significant archaeology adjacent to this site and running into the site. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). Potential landscape and visual impacts associated with the removal of vegetation to provide access for the development could be problematic to mitigate (SA Obj. 7).
- 7.3.10 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Housing development at the site may be subject to noise pollution from road traffic and a noise assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).
- 7.3.11 Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development (SA Obj. 9).
- 7.3.12 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation that may arise from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).
- 7.3.13 The assessment has also identified several beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, this constitutes a moderate benefit due to the site's capacity (SA Obj. 8). A moderate beneficial effect is also assessed in terms of the potential for the site to contribute to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is assessed due to the direct and indirect support to employment that will arise from the development (SA Obj. 12).

- 7.3.14 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 3154 – Piece Meadow, Durrington

Site Overview

- 7.3.15 This site option is located at Piece Meadow at Durrington. With an area of 1.19ha the site has a potential capacity for approximately 14 dwellings; although mitigation could reduce this number.

Assessment Results

- 7.3.16 No major adverse effects have been identified for this site.
- 7.3.17 Four moderate adverse effects have been identified. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The site has high archaeological potential. A Heritage Impact Assessment and archaeological assessment would be needed to support any planning application (SA Obj. 6).
- 7.3.18 A number of minor adverse effects have been identified. The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The potential for landscape and visual impacts from development are limited and could be mitigated through landscape planting to complement existing vegetation (SA Obj. 7). With regard to the proposed scale of development (approx. 14 units), it is considered possible to accommodate the additional pupils at local primary schools, however mitigation may be required to address the additional pressure on health facilities and secondary school provision (SA Obj. 9).
- 7.3.19 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).
- 7.3.20 No impact is expected on the efficient and effective use of land as the site is currently occupied by a single dwelling in its gardens together with part of a paddock and therefore would not affect BMV, and is not located within a Mineral Safeguarding Area (SA Obj. 2).
- 7.3.21 The assessment has also identified several minor beneficial effects. Development of the site would result in the provision of homes in the area which would help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

- 7.3.22 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3179 – Land to the south of Larkhill Road, Durrington

Site Overview

- 7.3.23 This site option is located to the south of Durrington. With an area of 10.66ha the site has a potential capacity for approximately 143 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.3.24 No major adverse effects have been identified for this site.
- 7.3.25 Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 1). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The southern portion of the site is within Flood Zone 2/3. The development could increase flood risk and contribute to surface water runoff to the River Avon. A flood risk assessment would be required. Ground conditions may make mitigation of surface and groundwater effects problematic to achieve (SA Obj. 5b). While development of the site would not directly affect any designated heritage assets, the site has the potential to impact on the setting of Stonehenge and Avebury World Heritage Site and Durrington Walls and Woodhenge Scheduled Monuments. Surrounding historic landscape is deemed to be highly sensitive and archaeological potential is considered high. Mitigation for development of the site as proposed is considered to be problematic. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6).
- 7.3.26 A number of minor adverse effects have been identified. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment would be required in relation to an adjacent industrial use and pump house (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Potential landscape and visual impacts from development of the whole site would be negative due to uncharacteristic extension of the settlement pattern, however, this could be adequately mitigated by focussing development close to the road and through design, such as landscape planting (SA Obj. 7).
- 7.3.27 Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development. (SA Obj. 9).
- 7.3.28 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

7.3.29 The assessment has also identified several beneficial effects. Development of the site would provide moderate beneficial effects by providing a range of homes which help meet the identified need for affordable housing (SA Obj. 8). Minor benefits would be provided as development of the site would contribute to the local economy through increased use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

7.3.30 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3379 – Land north of London Road, Amesbury

Site Overview

7.3.31 This site option is located off London Road in Amesbury. With an area of 4.48ha the site has a potential capacity for approximately 101 dwellings; although mitigation could reduce this number.

Assessment Results

7.3.32 No major adverse effects have been identified for this site.

7.3.33 The assessment has identified five moderate adverse effects. HRA screening has shown that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to a significant increase in demand for water and sewer capacity, which is considered possible to accommodate. However, the site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is not within an AQMA however there are likely to be adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, topographical issues may make mitigation of noise impacts from the adjacent A303, through provision of a landscape buffer, problematic to achieve (SA Obj.4). The site is located within Flood Zone 1 however, land north of the A303 (up to 20m away from the site) is within Flood Zone 2/3. There is potential to increase flood risk off site through increased surface water runoff development. Ground conditions may influence the choice of surface water management techniques to address increased flood risk from development of the site and this may result in a reduced area for housing. A flood risk assessment would be required (SA Obj. 5b). There are known archaeological assets on and adjacent to the site, including barrows and burials. The site also has high archaeological potential. An archaeological assessment would be required however mitigation could be problematic to achieve (SA Obj. 6).

7.3.34 The assessment has identified a range of minor adverse effects. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Landscape and visual impacts from development are limited and could be adequately addressed through the provision of landscape planting (SA Obj. 7). The development of this site would increase pressure on local schools and health facilities. Planned new primary provision could be expanded further to accommodate this site. Secondary school provision is currently being expanded and would need to be expanded further if this site goes ahead (SA Obj. 9).

7.3.35 The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to supply a range of homes which help meet the identified need for affordable housing (SA Obj. 8).

7.3.36 Three minor benefits are also identified. The location of the site constitutes a minor beneficial effect as the site is well located on the edge of Amesbury and therefore non-motorised and public transport access to jobs, services and facilities would reduce dependency on private vehicles (SA Obj. 10). The increase in dwellings would support the local economy by increasing the use of local shops and services (SA Obj. 11). Local employment sites would be beneficially affected through the increased population and the creation of construction jobs (SA Obj. 12).

7.3.37 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, this site is considered to be less sustainable within this area of search.

Conclusions & Recommendations

7.3.38 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.3.39 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 3154 - Piece Meadow, Durrington
- Site 3179 – Land to the south of Larkhill Rd, Durrington

Less sustainable options for development:

- Site S98 – Land to the rear of Durrington Manor, Durrington
- Site 3379 – Land to the north of London Rd, Amesbury

Sites which should not be considered further:

- None

7.4 Chippenham Community Area Remainder

Introduction

7.4.1 ~~Nine~~ ~~The 9~~ site options were originally ~~under~~ considered in the Chippenham Community Area Remainder and were ~~have been~~ assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further.

7.4.2 Following pre-submission consultation, the following changes were made in this Community Area Remainder:

- Two new sites passed Stage 2 of the Council's site selection process and were added to this Community Area - OM011 - Land at Hullavington Airfield, Hullavington and OM015 - Land east of Yatton Keynell, off B4039', Yatton Keynell

- **Site 3129 - The Street, Hullavington which had previously been rejected at Stage 2 of the Council's site selection process has now been put forward to Stage 3, following provision of additional information on the site during the pre-submission consultation process**
- 7.4.3 Figures 7.5, 7.6 and 7.7 **have been updated to** show the location of the **all** sites under consideration.
- 7.4.4 The **final** assessment scores summary for all site options, **including updated scores**, is presented in Table 7.3. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.
- 7.4.5 This **updated assessment** has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 7.4.6 A number of common effects have been identified across all sites. These are:
- Minor adverse effects (where mitigation is considered achievable) due to the potential for loss of best and most versatile agricultural land (SA Obj. 2);
 - Moderate adverse effects (where mitigation is considered problematic) associated with the use and management of water resources (SA Obj. 3)
 - Minor adverse effects from environmental pollution (SA Obj. 4);
 - Minor adverse effects associated with the potential impacts on climate change in relation to greenhouse gas emissions (SA Obj. 5a);
 - Moderate adverse effects associated with impacts on and vulnerability to climate change in relation to flood risk (SA Obj. 5b);
 - Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9).
- 7.4.7 A discussion of the assessment results for each site option is presented below.
- 7.4.8 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.4.66.
- 7.4.9 **It was previously** recommended that Sites 797 and 643 are not considered further.
- 7.4.10 **Sites 689, 690, 1112, 3377, 482, 3162 and 474b have been** ~~All other sites were~~ assessed as more sustainable within this area of search.
- 7.4.11 ~~No less sustainable sites were identified in this area of search.~~ **Site OM011: Land at Hullavington airfield (Hullavington) and OM015: Land east of Yatton Keynell off B4039 (Yatton Keynell) are considered to be less sustainable sites within this area of search.**
- 7.4.12 Sites 689, 690, 1112, 3377 and 482 ~~were previously have been~~ taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process. **Site 3129 has also now been taken forward by the Council for further consideration in Stage 4.**

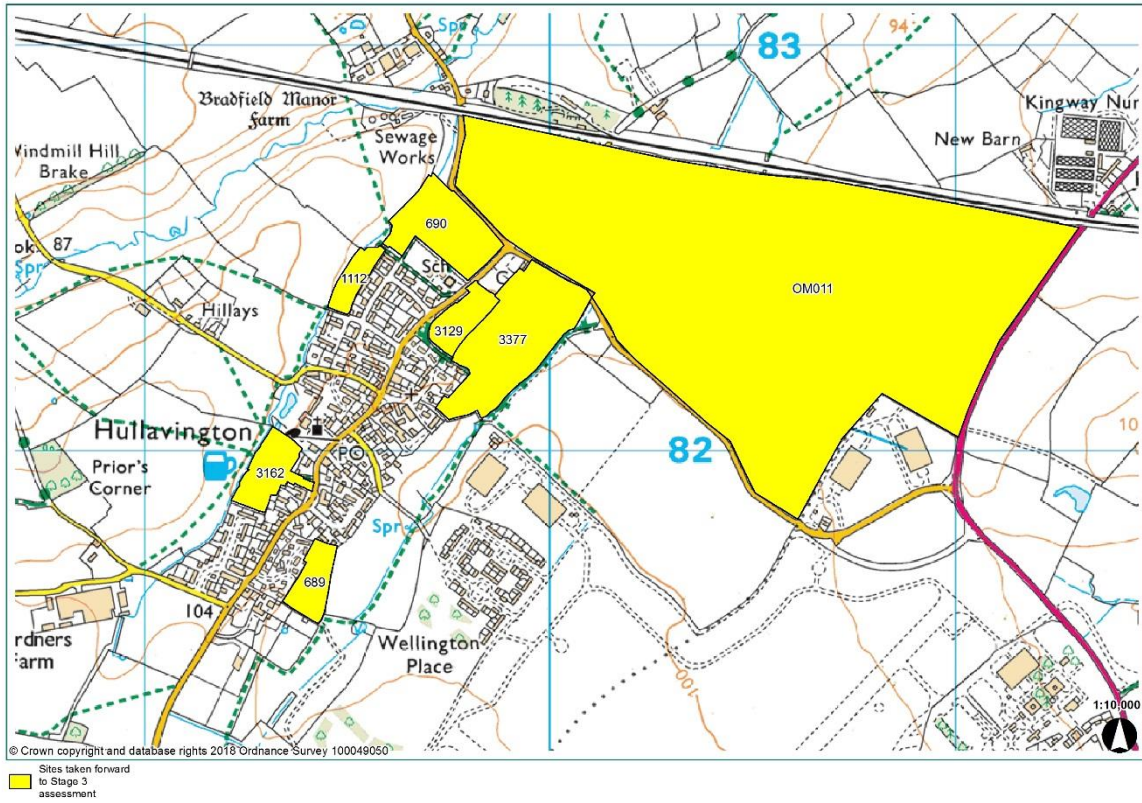


Figure 7.5. Hullavington

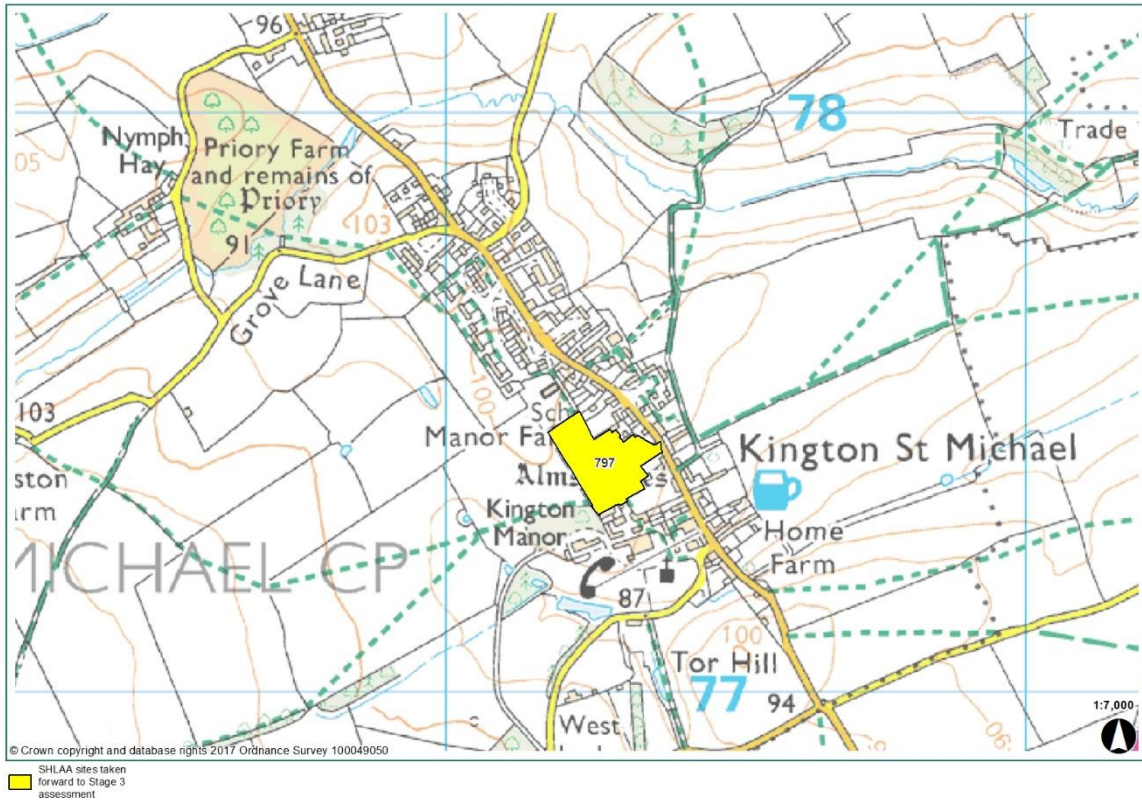


Figure 7.6. Kington St Michael

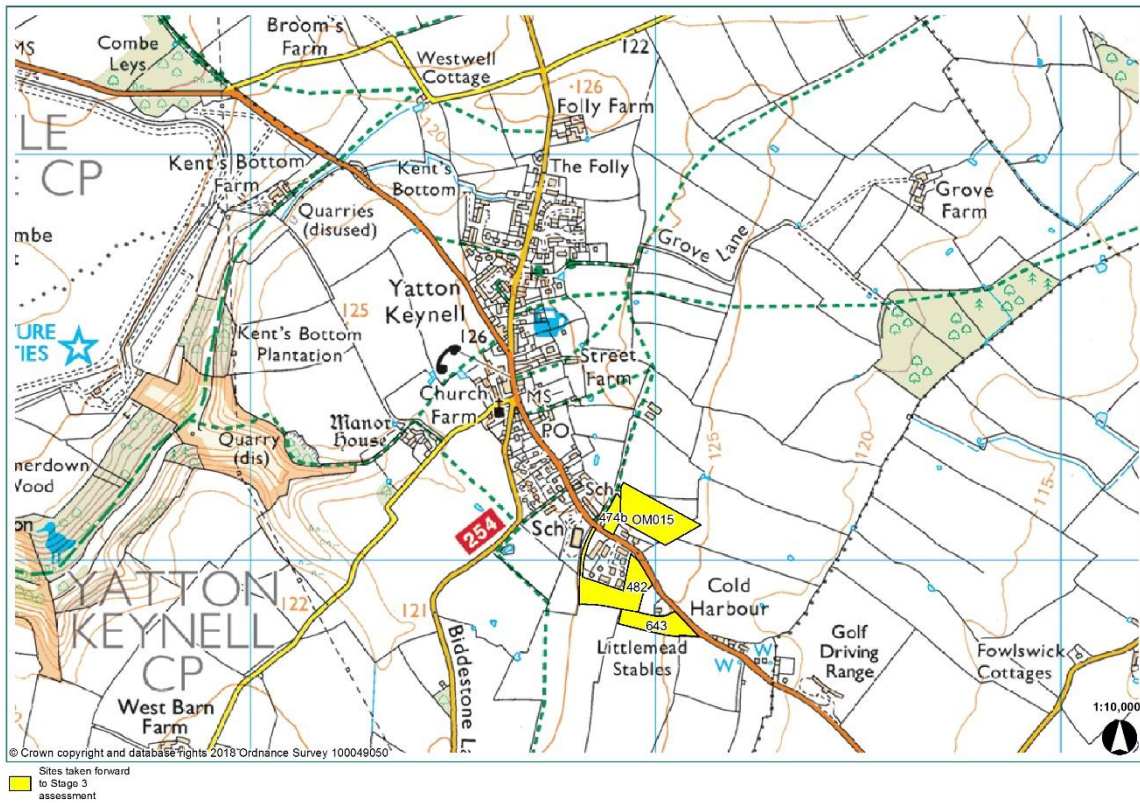


Figure 7.7. Yatton Keynell

Table 7.3. Chippenham Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Chippenham Community Area Remainder																
Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Hullavington																
689	Land directly behind Gardeners Drive	c.36	-	-	--	-	-	--	-	-	+++	-	-	++	+	Yes
690	The Street – Hullavington	c.86	-	-	--	-	-	--	-	-	+++	-	-	++	+	Yes
1112	Land to rear of Newton	c.24	-	-	--	-	-	--	-	-	++	-	-	+	+	Yes
3162	Rear of Darley House, The Street	c.45	--	-	--	-	-	--	-	-	+++	-	--	++	+	No
3377	Land at Green Lane	c.156	-	-	--	-	-	--	-	-	+++	-	--	+++	+	Yes
<u>3129</u>	<u>The Street, Hullavington</u>	<u>c. 36</u>	-	-	--	-	-	--	-	-	+++	-	--	+++	+	<u>Yes</u>
<u>OM011</u>	<u>Land at Hullavington airfield</u>	<u>C 1,200 – 1,500</u>	--	--	--	--	-	--	-	--	+++	--	--	+++	++	<u>No</u>
Kington St Michael																
797	Manor Farm	c.42	-	-	--	-	-	--	---	-	+++	-	-	++	+	No
Yatton Keynell																
474b	Land adjacent to The Old Forge, The Street	c.7	-	-	--	-	-	--	--	--	+	-	-	+	+	No

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482	Land East of Farrells Field	c.31	-	-	--	-	-	--	-	-	+++	-	-	++	+	Yes
643	Land at Littlemead Farm	c.18	--	-	--	-	-	--	-	-	++	-	---	+	+	No
<u>OM015</u>	<u>Land east of Yatton Keynell off B4039</u>	<u>c.40</u>	-	-	--	-	-	--	--	--	++	-	--	++	+	<u>No</u>

Site 689 – Land directly behind Gardeners Drive, Hullavington

Site Overview

- 7.4.13 This site option is located in the village of Hullavington. With an area of 1.49ha in area and has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.14 No major adverse effects have been identified for this site.
- 7.4.15 Two moderate adverse effects have been identified. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. There is no capacity at the Hullavington sewage treatment works therefore capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Any proposals to develop the site would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate SuDS, however soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land (SA Obj. 5b).
- 7.4.16 A range of minor adverse effects have been identified. The site is currently arable land, with field boundary hedgerows which may support some protected species therefore further ecological surveys would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly development would be unlikely to have an effect on the setting of these assets and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required to (SA Obj. 6).
- 7.4.17 Development in this location would have a minor adverse impact on the visual amenity of this part of the village, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham and Malmesbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village (SA Obj. 10).

- 7.4.18 The assessment has also identified a major and a moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.19 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 690 – The Street - Hullavington

Site Overview

- 7.4.20 This site option is located in the village of Hullavington is 3.81ha in area and has a capacity for approximately 86 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.21 No major adverse effects have been identified for this site.
- 7.4.22 Two moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works therefore a capacity appraisal would be required. There are no planned investment works up 2020. The site is within Groundwater Source Protection Zone 2C therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on the northwest boundary of the site. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b)
- 7.4.23 The assessment has identified a range of minor adverse effects. The site contains arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). There are records of protected barberry carpet moth within the vicinity of the site. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village, however but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA

Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRoWs that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. (SA Obj. 10).

- 7.4.24 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.25 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 1112 – Land to rear of Newton, Hullavington

Site Overview

- 7.4.26 This site option is located in the village of Hullavington. With an area of 1.01ha in area and has a capacity for approximately 24 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.27 No major adverse effects have been identified for this site.
- 7.4.28 Three moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. There is no capacity at the Hullavington sewage treatment works and a capacity appraisal would be required. There are no planned investment works up 2020. An off-site foul water connecting sewer to an agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required (SA Obj. 6).
- 7.4.29 The assessment has identified a range of minor adverse effects. The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the

nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development of the site for housing would lead to a loss of agricultural land but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRoW (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path (SA Obj. 10).

- 7.4.30 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.31 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3162 – Rear of Darley House, The Street, Hullavington

Site Overview

- 7.4.32 This site option is located in the village of Hullavington. With an area of 2ha the site has a capacity for approximately 45 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.33 No major adverse effects have been identified for this site.
- 7.4.34 Four moderate adverse effects have been identified. The site comprises several different plots comprising of garden, grazing and fallow land with stone walling, with mature trees and hedgerows forming the current boundaries which may support some protected species, including great crested newts, Natterer's bats and Barberry carpet moth. There is a ditch/watercourse which runs alongside the western boundary hedgerow and links to the Gauze Brook in the north. There is evidence of a number of protected species nearby. An ecological assessment would be required (SA Obj. 1). There is limited capacity available from the local mains and further infrastructure may be required. There is no capacity at the Hullavington treatment works. There are no planned investment works up 2020. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions

(SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield and development may lead to an impact on the setting of these buildings. A Heritage Impact Assessment would be required. Archaeological sensitivity is high and an archaeological assessment would be required. The potential historic landscape has been described as an historic core of village and therefore a Historic Landscape Characterisation Assessment would be required (SA Obj. 6).

- 7.4.35 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). Although the site is not within a designated AQMA, consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties and open countryside to the west, though such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. However the types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRow (HULL13) passes through the site, and would require diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site (SA Obj. 10).
- 7.4.36 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.37 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3377 – Land at Green Lane, Hullavington

Site Overview

- 7.4.38 This site option is located in the village of Hullavington. With an area of 6.95ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.39 No major adverse effects have been identified for this site.
- 7.4.40 Three moderate adverse effects have been identified for this site. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently

managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only, which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works and there are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

- 7.4.41 The site is well related to the village and its facilities, however there is no footway or lighting on the Hullavington C1 road to the north of the village which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).
- 7.4.42 The assessment has also identified a range of minor adverse effects. The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse however the site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect on these assets. The site is adjacent to the Hullavington Airbase conservation area and a Heritage Impact Assessment would be required. Archaeological potential is medium and an archaeological assessment would be required to (SA Obj. 6). There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east, however visual impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).
- 7.4.43 The assessment has also identified two major beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.44 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3129 - The Street, Hullavington

Site Overview

- 7.4.45 **This site option was previously rejected at Stage 2 of the Council's site selection process, however further information has come forward during the pre-submission consultation and this site has now been taken forward for SA.**
- 7.4.46 **This site option is located in the village of Hullavington. With an area of 1.48ha, the site has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.**

Assessment Results

- 7.4.47 **No major adverse effects have been identified for this site.**
- 7.4.48 **Three moderate adverse effects have been identified. The site is within Groundwater Source Protection Zone 2 therefore impacts on groundwater would need mitigation and further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however groundwater may require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively which may be problematic. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). There is no footway or lighting on the Hullavington C1 road to the north of the village. To facilitate good walking/cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. Furthermore, given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle (SA Obj. 10).**
- 7.4.49 **The assessment has identified a range of minor adverse effects. The site is an area of flat rough grazing fields with hedgerows forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site. An ecological assessment would nonetheless be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development on this site is unlikely to give rise to significant impacts on the historic environment of Hullavington. The site is approximately 165m from the Hullavington Airbase conservation area however separated by green fields and hedgerow. A Heritage Impact Assessment would be required. The site has low archaeological potential however archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of the village, however such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school**

are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).

7.4.50 The assessment has also identified two major and one minor beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute significantly to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.51 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

OM011 - Land at Hullavington airfield

Site Overview

7.4.52 This is a new site that has been added following the pre-submission consultation. This site option is located in the village of Hullavington. With an area of 72ha, the site has a capacity for approximately 1,200 – 1,500 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.4.53 No major adverse effects have been identified for this site.

7.4.54 Eight moderate adverse effects have been identified. The site is predominately a greenfield site and would have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. The protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures - buildings on the adjacent airfield support Annex II bat species, therefore it is vital that connectivity of habitat is retained and maintained within any adjacent development to ensure no change in the functionality of the landscape for these bats. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of a large area of greenfield land and the site is isolated from the village (SA Obj. 2).

7.4.55 The site is within Groundwater Source Protection Zone 2 therefore impacts on groundwater would need mitigation and further advice would need to be sought from the Environment Agency. There are no public surface water systems at this location and storm/surface water flows are managed in land drainage systems. The development of the site may therefore need to make provision for on-site surface and foul water drainage. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. The size of the site and its location (to the north of the village of Hullavington and not well related to the services offered at the village level) is likely to increase local car and commuter traffic (SA Obj. 4). The site is located within Flood Zone 1 however surface water and foul drainage disposal may be an issue and conventional soakaways/infiltration may not work effectively which may be problematic. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

7.4.56 Housing development at this site would result in a moderate adverse impact on the visual amenity of the village as the site is isolated and in open countryside to the northern of the built edge of Hullavington surrounded by predominately agricultural

- land and the site is large in size (SA Obj. 7). The site is not within reasonable walking or cycling proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. A development of this size would need to be supported by a new primary school - mitigation would be required to cater for additional secondary school pupil demand and patient demand in the health services (SA Obj. 9).**
- 7.4.57 **With regards to Obj. 10, the site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. Village services and connection to the bus network are not within walking distance and it is likely that residents would be reliant on the use of a private vehicle (SA Obj. 10).**
- 7.4.58 **The assessment has identified two minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no Listed Buildings or Schedule Monuments in close proximity of the site. The site is adjacent to a Conservation Area, with two non-listed hangars adjacent to the southern boundary of the site. A Heritage Impact Assessment would be required. The site has low archaeological potential (SA Obj. 6).**
- 7.4.59 **The assessment has also identified two major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute significantly to the local economy through use of local shops and services (SA Obj. 11). A moderate beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).**
- 7.4.60 **Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.**

Site 797 – Manor Farm, Kington St Michael

Site Overview

- 7.4.61 This site option located in the village of Kington St Michael. With an area of 1.74ha, the site has a capacity for approximately 42 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.62 One major adverse effect has been identified for this site. The site is located within the Kington St Michael Conservation Area. The development here would be unacceptable due to the impact on the Conservation Area and on the historic building line which is principally ribbon development; the development would harm the setting of the heritage assets and the Conservation Area (SA Obj. 6).
- 7.4.63 Two moderate adverse effects have been identified. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in the existing sewerage water system. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. Consideration should be given to the inclusion of SuDS process to control the risk of surface water flooding from impermeable surfaces. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required

(SA Obj. 3). The site is within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, disposal of surface water is likely to be an issue and may require crossing of third party land and pumping to obtain an outfall. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b).

- 7.4.64 The assessment has identified a range of minor adverse effects. The site is currently large fields used for grazing, with field boundary hedgerows and mature trees which may support some protected species. Further ecological surveys would therefore be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties, though the visual impact could be mitigated to address landscape impacts and be designed to bolster greenspace/habitat connectivity (SA Obj. 7). The local primary school has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required. Mitigation would also be required to support additional patient capacity within the relevant doctors surgery (SA Obj. 9). Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).
- 7.4.65 The assessment has also identified one major beneficial and one moderate effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.66 Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process.

Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell

Site Overview

- 7.4.67 This site option located in the village of Yatton Keynell. With an area of 0.27ha, the site has a capacity for approximately 7 dwellings; however, mitigation measures might reduce this number.

Assessment results

- 7.4.68 No major adverse effects have been identified for this site.
- 7.4.69 Four moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge.

There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment would be required. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicate a high standing water level and to reach ponds would involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, there are numerous ponds in the general area indicating a high standing water level. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b). The site is located approximately 90m north from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. Whilst it is likely that there would be little impact on the setting of the nearby Conservation Area, the site would not be in keeping with the historic building line of the southern end of the village. An historic Landscape Characterisation Assessment would be required to support development at this site. The archaeological potential of the site is low (SA Obj. 6). The site is adjacent to the Cotswold AONB, and mitigation of effects from development of this site on the AONB would likely be problematic. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village (SA Obj. 7).

- 7.4.70 The assessment has also identified a range of minor adverse effects. The site is currently in domestic use which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species and therefore ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).
- 7.4.71 The assessment has also identified three minor beneficial effects. The site will have a minor effect on the supply of a range of homes in the area (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.72 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 482 – Land East of Farrells Field, Yatton Keynell

Site Overview

- 7.4.73 This site option located in the village of Yatton Keynell. With an area of 1.32ha, the site has a capacity for approximately 31 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.74 No major adverse effects have been identified for this site.
- 7.4.75 Two moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement which could support approximately 15 dwellings. There is a foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site will require a satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment may be required. Consideration should be given to the inclusion of SuDS, however there are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions (SA Obj. 3). The site is within Flood Zone 1 and falls within a groundwater vulnerability area. A Flood Risk Assessment would be required, and the feasibility of utilising SuDS would need investigated (SA Obj. 5b).
- 7.4.76 The assessment has identified a range of minor adverse effects. The site is currently in rough grazing / arable use, with hedgerow boundaries and a woodland corridor along the western boundary. As there is the potential for protected species, further ecological surveys would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. The archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Yatton Keynell is predominately within the AONB to the north of the site however the site lies outside of the AONB. Housing development at this site would result in potential landscape and visual impacts, however the impacts that could be successfully mitigated with robust mitigation and enhancement strategies. The site would require a buffer to mature hedgerows and trees (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. As the numbers of dwellings are reasonably low, expansion of the school would not be necessary. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. However, types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).
- 7.4.77 The assessment has also identified a major and one moderate beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would be likely as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.4.78 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 643 – Land at Littlemead Farm, Yatton Keynell

Site Overview

- 7.4.79 This site option located in the village of Yatton Keynell. With an area of 0.75ha, the site has a capacity for approximately 18 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.80 One major adverse effect has been identified for this site. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site as the site is not well related to the village and is a significant walking distance to services and facilities within the settlement (SA Obj. 10).
- 7.4.81 Three moderate adverse effects have been identified. The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and may be used by nesting birds. There are also a number of hedgerows that may support protected species. Further ecological surveys would be required (SA Obj. 1). There is limited capacity available from local mains which may require network reinforcement. Only an off-site connecting sewer with capacity for foul water flows (rather than storm water) exists. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site is within Groundwater Source Protection Zone 2 and therefore detailed consideration of the potential effects of development on groundwater resources would be required. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, though these may be constrained by ground conditions (SA Obj. 3). The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. A Flood Risk Assessment would be required (SA Obj. 5b).
- 7.4.82 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site and therefore a Heritage Impact Assessment would be required. Archaeological potential is low (SA Obj. 6). The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. Visual impacts could be addressed through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9).
- 7.4.83 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

- 7.4.84 Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process.

OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell

Site Overview

- 7.4.85 This is a new site that has been added following the pre-submission consultation. This site option is located in the village of Yatton Keynell. With an area of 1.6ha, the site has a capacity for approximately 40 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.4.86 No major adverse effects have been identified for this site.
- 7.4.87 Five moderate adverse effects have been identified. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicating a high standing water level and to reach ponds could involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1 and a Flood Risk Assessment would be required. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately 95m to the north east from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 215m to the north west of the site, though the site is separated from these listed buildings by vegetation and existing development. A Heritage Impact Assessment would be required. The site has low archaeological potential. The site would not be in keeping with the historic building line of the southern end of the village. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. (SA Obj. 6). The site is adjacent to the Cotswold AONB; mitigation of effects from development of this site on the AONB would likely be problematic to mitigate (SA Obj. 7). There is a footway opposite one of the possible entrances the site however there is no footway present at the other proposed access. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).
- 7.4.88 The assessment has identified five minor adverse effects. The site is currently flat rough grazing land/ arable land. There are no significant records for protected species within or immediately adjacent to the site however an ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements that would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school, however mitigation would be required to support additional capacity for secondary school

places. The village has a doctor's surgery although capacity would need to be investigated (SA Obj. 9).

7.4.89 The assessment has also identified two moderate and one minor beneficial effect. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.90 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Conclusions & Recommendations

7.4.91 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.4.92 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 689 - Land directly behind Gardeners Drive, Hullavington
- Site 690 - The Street – Hullavington
- Site 1112 - Land to rear of Newton, Hullavington
- Site 3162 - Rear of Darley House, The Street, Hullavington
- Site 3377 – Land at Green Lane, Hullavington
- Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
- Site 482 – Land East of Farrells Field, Yatton Keynell
- **Site 3129: The Street, Hullavington**

Less sustainable sites for development:

- **OM011: Land at Hullavington airfield, Hullavington**
- **OM015: Land east of Yatton Keynell off B4039, Yatton Keynell**

Sites which should not be considered further:

- Site 797 - Manor Farm, Kington St Michael
- Site 643 - Land at Littlemead Farm, Yatton Keynell

7.5 Devizes Community Area Remainder

Introduction

- 7.5.1 The seven site options under consideration in the Devizes Community Area Remainder ~~have been~~ **were** assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 7.5.2 **Following pre-submission, updates were made in relation to the cultural heritage baseline for Site 3268 and therefore this site has been re-assessed against SA Objective 6.**
- 7.5.3 Figure 7.8 shows the location of the sites under consideration.
- 7.5.4 The assessment scores summary for all site options is presented in Table 7.4. The detailed assessment results for each site option are presented in the site options assessment tables at Annex I.
- 7.5.5 A number of common effects have been identified across all sites in this area of search. These are:
- Minor adverse effects (where mitigation is considered achievable) on biodiversity and potential effects on Salisbury Plain SPA through increased recreational pressure (SA Obj. 1);
 - Minor adverse effects relating to potential impacts on the loss of agricultural land that could be BMV land (SA Obj.2);
 - Moderate adverse effects on water resources due to potential requirements for improvements to foul and surface water drainage and issues with drainage due to soils conditions (SA Obj. 3);
 - Minor adverse effects from environmental pollution (SA Obj. 4);
 - Minor adverse effects in terms of impacts on climate change from development (SA Obj. 5a).
 - Moderate adverse effects in terms of impacts of surface water flooding issues and challenges achieving a suitable drainage strategy (SA Obj. 5b);
 - Minor adverse effects from development on landscape character (SA Obj. 7);
 - Minor adverse effects relating to impacts from development on communities and their facilities (SA Obj. 9);
 - Minor adverse effects associated with sustainable transport (SA Obj. 10);
- 7.5.6 A discussion of the assessment results for each site option is presented in sections 6.2-6.18.
- 7.5.7 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.5.49. **Following the re-assessment of** ~~Other than site 3268~~ **against SA Objective 6, which should not be considered further,** all sites in this area of search are identified to be more sustainable sites. All of these sites ~~except 3268~~ have **now** been taken forward by Wiltshire Council for further consideration in Stage 4.

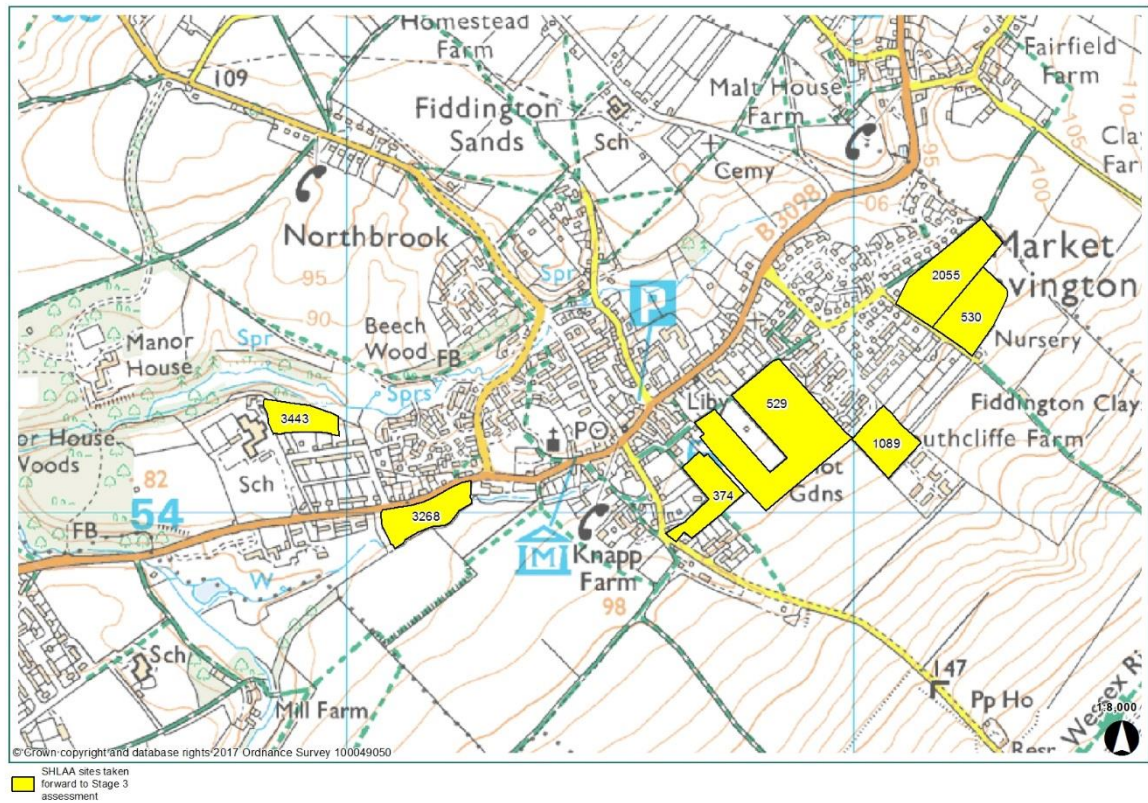


Figure 7.8. Market Lavington

Table 7.4. Devizes Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Devizes Community Area Remainder															Is site proposed for Stage 4?		
Site Ref	Site name	Site capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11		12	
Market Lavington																	
529	Land at Southcliffe Road	c.92	-	-	--	-	-	--	--	-	-	+++	-	-	++	+	Yes
530	Fiddington Hill	c.31	-	-	--	-	-	--	-	-	-	++	-	-	+	0	Yes
374	R/O 37 White Street	c.24	-	-	--	-	-	--	--	-	-	+	-	-	+	+	Yes
3268	Land at the Spring	c.26	-	-	--	-	-	--	--	-	-	+	-	-	+	+	Yes No
1089	Southcliffe	c.23	-	-	--	-	-	--	-	-	-	+	-	-	+	+	Yes
2055	Underhill Nursery	c.46	-	-	--	-	-	--	--	-	-	++	-	-	+	0	Yes
3443	Land to the east of Lavington School	c.15-16	-	-	--	-	-	--	-	-	-	+	-	-	+	+	Yes

Site 529 - Land at Southcliffe Road, Market Lavington

Site Overview

- 7.5.8 This site option is located in the village of Market Lavington. With an area of 4.09ha, the site has a capacity for approximately 92 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.5.9 No major adverse effects have been identified for this site.
- 7.5.10 Moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Effects on the setting of Market Lavington Conservation Area would likely be problematic to mitigate. A Heritage Impact Assessment would be required. Additionally there is medium archaeological potential associated with a medieval settlement therefore archaeological assessment would be required (SA Obj. 6).
- 7.5.11 The assessment has identified a range of minor adverse effects. The site has priority BAP habitat (Traditional Orchard) with further priority BAP habitat approximately 100m to the south-west (Deciduous Woodland), therefore ecological assessment would be required. Market Lavington East County Wildlife Site is also approximately 650m east of the site. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land and the site lies within a MSA resulting in potential sterilisation of viable mineral resources (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Development would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village; however, the site is relatively well contained. Whilst the development would alter the character and appearance of the site/immediate area this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is already at capacity and would require expansion (SA Obj. 9). The site is within 1km of key facilities which would encourage sustainable transport modes. While regular bus services serve the wider area, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).
- 7.5.12 The assessment has also identified several beneficial effects. A major beneficial effect is assessed in terms of the sites ability to deliver a range of homes to meet local need for affordable housing, boosting the local supply (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11). This would directly and indirectly generate construction employment, constituting a minor beneficial effect (SA Obj. 12).
- 7.5.13 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 530 - Fiddington Hill, Market Lavington

Site Overview

- 7.5.14 This site option is located in the village of Market Lavington. With an area of 1.3ha the site has a potential capacity for approximately 31 dwellings, although mitigation would reduce this number.

Assessment Results

- 7.5.15 No major adverse effects have been identified for this site.
- 7.5.16 Two moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b).
- 7.5.17 The assessment has also identified a range of minor adverse effects. The site has boundary hedgerows which are a priority habitat. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj.1) Development of the site would result in the loss of agricultural fields (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site lies in an area of medium archaeological potential and archaeological evaluation assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect however this could be mitigated through provision of landscape planting over a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car. (SA Obj. 10).
- 7.5.18 A neutral effect is expected overall in terms of generation of employment as although the development will generate direct and indirect construction employment, the loss of a nursery will result in loss of employment space (SA Obj. 12).
- 7.5.19 The assessment has also identified a moderate beneficial and two minor beneficial effects. The site would have the potential to moderately increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. Minor beneficial effects are predicted as the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8) and the development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11).
- 7.5.20 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 374 - R/O 37 White Street, Market Lavington

Site Overview

- 7.5.21 This site option is located in the village of Market Lavington. With an area of 1ha the site has potential capacity for approximately 24 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.5.22 No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk have been recorded in this area and could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). The setting of the Market Lavington Conservation Area and Listed Buildings are a key consideration as the site lies partly within and adjacent to the Conservation Area; a Heritage Impact Assessment would be required. The site also lies in an area of medium archaeological potential and there is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. An archaeological assessment would therefore also be required (SA Obj. 6).
- 7.5.23 The assessment has also identified a range of minor adverse effects. The site has field boundary hedgerows and trees with the potential to support protected species. It is also in proximity of several BAP priority habitats. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The assessment has also identified a range of minor adverse effects. Development of the site would result in the loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area though this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).
- 7.5.24 The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.5.25 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3268 - Land at the Spring, Market Lavington

Site Overview

- 7.5.26 This site option is located in the village of Market Lavington. With an area of 1.06ha the site has a potential capacity for approximately 26 dwellings, although mitigation measures could reduce this number.

Assessment Results

- 7.5.27 One major adverse effect ~~has been~~ **was originally** identified for this site **in relation to SA Obj. 6. Following the review of new evidence, no major adverse effects have been identified for this site.** ~~This is associated with the high archaeological potential for the site. There is sufficient evidence to suggest the presence of medieval fish ponds and post-medieval meadows on site, and it is considered that mitigation would not be possible if their presence was confirmed. Furthermore, impacts on the setting of Market Lavington Conservation Area need to be assessed through a Heritage Impact Assessment (SA Obj. 6).~~
- 7.5.28 Two moderate adverse effects have been identified. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required. A flood risk assessment would be required (SA Obj. 5b).
- 7.5.29 Minor adverse effects have also been identified for this site. The site is agricultural land used for grazing and is bound by hedgerows and trees which may support protected species. The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Development would be likely to impact on the stream and associated habitats along the southern boundary of the site. A Flood Risk Assessment would be required and mitigation is likely to include reducing housing density to achieve an adequate buffer to the stream corridor. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural pasture land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). **The site lies outside the Market Lavington Conservation Area and some distance away from Listed Buildings within the village. In terms of historic landscape, the site has now been identified to have a low sensitivity, as evaluation has shown earthworks to be due to 19th century quarrying rather than medieval fish ponds as previously documented on record. The site has high low archaeological interest. A Heritage Impact Assessment would need to be undertaken to ascertain the impact on the Conservation Area (SA Obj. 6).** Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).

- 7.5.30 The assessment has also identified several minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on greenfield land on the southern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.5.31 **Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.**
- ~~7.5.32 Given the major adverse effects associated with the high potential for archaeology which could not be mitigated if the presence of the mediaeval fish ponds post-medieval meadows is confirmed, the site should not be considered further.~~

Site 1089 - Southcliffe, Market Lavington

Site Overview

- 7.5.33 This site option is located in the village of Market Lavington. With an area of 0.97ha this site has a potential capacity for approximately 23 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.5.34 No major adverse effects have been identified for this site. Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required as the water course running through the site introduces flood zones 2/3 (SA Obj. 5b).
- 7.5.35 Minor adverse effects have also been identified for this site. The site is in use as garden/residential uses and mature trees and hedgerows surround the site where there is the potential for protected species to be present. The site is also located approximately 350m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural garden land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible.

However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

- 7.5.36 The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on land on the eastern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.5.37 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 2055 - Underhill Nursery, Market Lavington

Site Overview

- 7.5.38 This site option is located in the village of Market Lavington. With an area of 1.90ha the site has capacity for approximately 46 dwellings; however, mitigation could reduce this number.

Assessment Results

- 7.5.39 No major adverse effects have been identified for this site.
- 7.5.40 Three moderate adverse effects have been identified. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations however a Heritage Impact Assessment would still be required. An archaeological assessment has been carried out that has identified medieval remains and mitigation could be problematic (SA Obj. 6).
- 7.5.41 The assessment has also identified a range of minor adverse effects. The site includes areas of hedgerow and mature trees which may support protected species. The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land used in part as a nursery (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development which may require a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

- 7.5.42 A neutral effect overall is expected in terms of generation of employment as whilst the development would generate direct and indirect construction employment, development of this site would remove an existing business/employment use (SA Obj. 12).
- 7.5.43 The assessment has also identified a moderate and minor beneficial effect. The site would have the potential to have a moderate beneficial effect by increasing the local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). A minor beneficial effect is assessed relating to the development of the site for housing which could contribute to the local economy through use of local shops and services once built (SA Obj. 11).
- 7.5.44 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3443 - Land to the east of Lavington School, Market Lavington

Site Overview

- 7.5.45 This site option is located in the village of Market Lavington. With an area of 0.75ha the site has a potential capacity for approximately 45 **16** dwellings; although mitigation could reduce this number.

Assessment Results

- 7.5.46 No major adverse effects have been identified for this site.
- 7.5.47 Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment should be undertaken (SA Obj. 5b).
- 7.5.48 The assessment has also identified a range of minor adverse effects. The site boundaries are demarcated by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods CWS. These may support protected species and ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. The site lies in an area of low archaeological potential; and a low sensitivity to change. However, as the land is greenfield, archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible.

Trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

- 7.5.49 The assessment has also identified several minor beneficial effects. The site would have a positive effect through the potential to increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.5.50 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

- 7.5.51 The aim of this assessment exercise has been threefold:
- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
 - Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
 - Identification of sites which should not be considered further.

- 7.5.52 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 529 - Land at Southcliffe Road
- Site 530 - Fiddington Hill
- Site 374 - R/O 37 White Street
- Site 1089 - Southcliffe
- Site 2055 - Underhill Nursery
- Site 3443 - Land to the east of Lavington School
- **Site 3268 - Land at the Spring**

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- **There are no sites which should not be considered further in this area of search.**
- ~~Site 3268 - Land at the Spring~~

7.6 Malmesbury Community Area

Introduction

- 7.6.1 Two site options were ~~under~~ considered in the Malmesbury Community Area and have been assessed through a sustainability appraisal (Stage 3) in order to identify more and

less sustainable sites, and those sites which should not be considered further within the area of search. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.6.2 **Following pre-submission, the following changes were made in this Community Area Remainder:**

- **One new site was added to this Community Area - Site OM014 Land at Tuners Lane, Crudwell;**
- **The score of Objective 11 for Site 3233 has been updated to amend a previous error.**

7.6.3 Figures 7.9 and 7.10 show the location of the sites under consideration.

7.6.4 The assessment scores summary for all site options is presented in Table 7.5. The detailed assessment results for each site option are presented in the site options assessment tables at Annex I.

7.6.5 A number of common effects have been identified for both sites in Malmesbury. These are:

- Minor adverse effects (where mitigation is considered achievable) in terms of biodiversity (SA Obj. 1);
- Minor adverse effects due to the potential for loss of best and most versatile agricultural land (SA Obj. 2);
- Minor adverse effects from environmental pollution (SA Obj. 4)
- Minor adverse effects associated with impacts on and vulnerability to climate change (SA Obj. 5a and SA Obj. 5b);
- Minor effects from development on landscape character (SA Obj. 7);
- Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9);
- Minor adverse effects associated with the proximity of services and increase in use of private car (SA Obj. 10);
- A moderate and a major beneficial effect associated with the provision of good quality, affordable housing (SA Obj. 8); and
- Minor beneficial effects from development contributing to the local economy (SA Obj. 11) and through the generation of employment locally (SA Obj. 12).

7.6.6 A discussion of the assessment results for each site options is presented below.

7.6.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.6.21. Sites 3233 and 3128 **and OM014** are assessed as more sustainable sites within this area of search. ~~Both~~ **All three** sites have been taken forward by Wiltshire Council for further consideration in Stage 4.

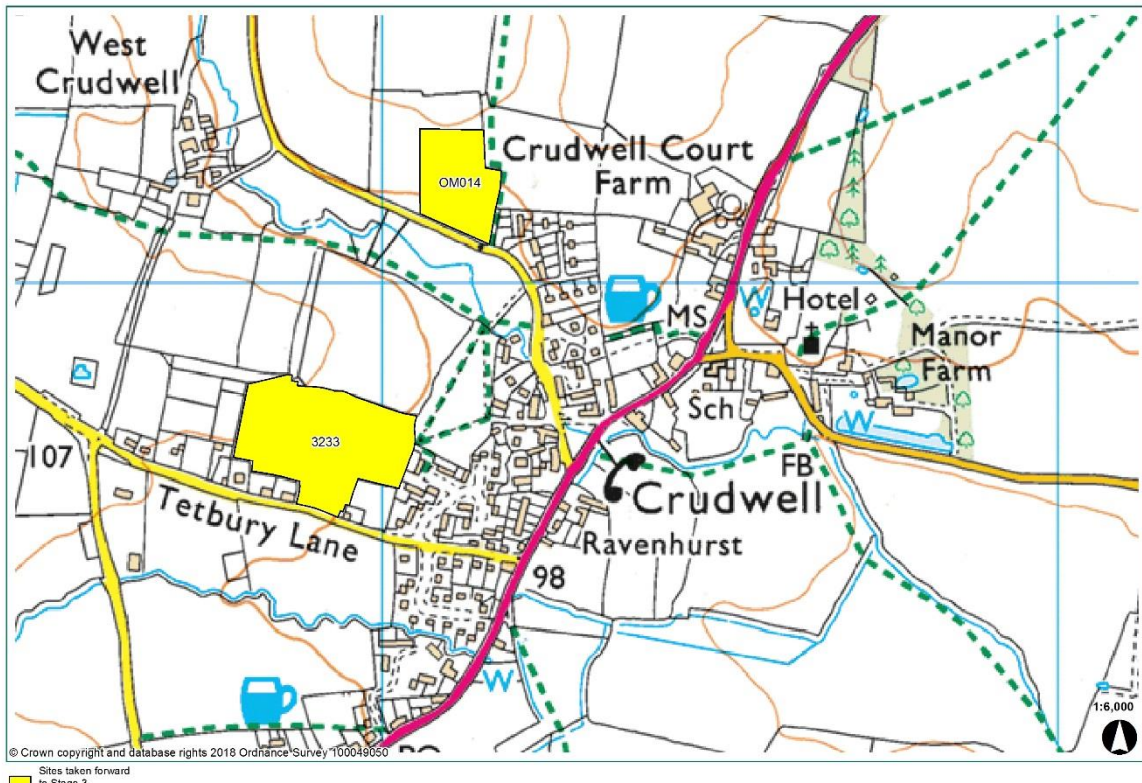


Figure 7.9. Crudwell

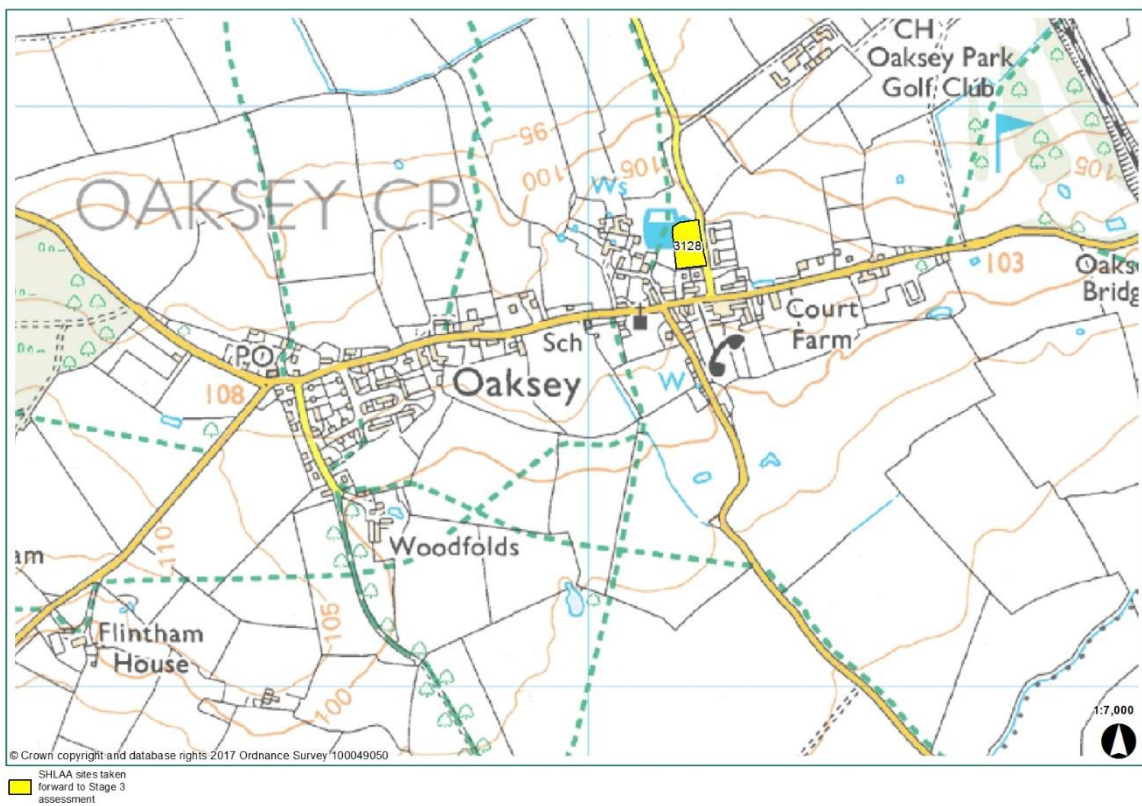


Figure 7.10. Oaksey

Table 7.5. Malmesbury Community Area - Summary of Scores of Site Options Assessments

Area of search: Malmesbury															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Crudwell																
Site 3233	Land at Ridgeway Farm	c.81 70	-	-	--	-	-	-	-	-	+++	-	-	++	+	Yes
Site OM014	Land at Tuners Lane	c.40	-	-	--	-	-	--	--	-	+++	-	-	++	+	Yes
Oaksey																
Site 3128	Land off Wick Road	c.11	-	-	-	-	-	-	--	-	++	-	-	+	+	Yes

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Site 3233 – Land at Ridgeway Farm, Crudwell

Site Overview

- 7.6.8 This site option is located in Crudwell. With an area of 3.58ha the site has a capacity for approximately 84 **70** dwellings, although mitigation measures could reduce this number.

Assessment Results

- 7.6.9 No major adverse effects have been identified for this site.
- 7.6.10 One moderate adverse effect has been identified. The site is within Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location (SA Obj. 3).
- 7.6.11 The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site, and Great Crested Newt are within 250m of the site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b).
- 7.6.12 Minor adverse effects have also been identified as although the site does not directly affect any designated heritage assets and is unlikely to affect the setting of Crudwell Conservation Area 110m to the east, the archaeological potential of the site is assessed as 'medium'. A Heritage Impact Assessment would nonetheless be required, as would an archaeological assessment (SA Obj. 6). Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site and will pass through the site; this may require diversion (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary school is full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).
- 7.6.13 The assessment has also identified one major and two minor beneficial effects. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). **A moderate** ~~Minor~~ beneficial effect may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).
- 7.6.14 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site OM014 – Land at Tuners Lane, Crudwell

Site Overview

- 7.6.15 **This site option is located in Crudwell. With an area of 1.5ha the site has a capacity for approximately 40 dwellings, although mitigation measures could reduce this number.**

Assessment Results

- 7.6.16 **No major adverse effects have been identified for this site.**
- 7.6.17 **Three moderate adverse effects have been identified. The site is within a Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate (SA Obj. 3). The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. Any proposals to develop the site would need to be supported by a flood risk assessment (SA Obj. 5b). The site is located to the west of the Crudwell Conservation Area and Development of the site may affect the setting of the conservation area and its significance, as Archaeological potential of the site is low, an archaeological assessment would nonetheless also be required (SA Obj. 6).**
- 7.6.18 **The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).**
- 7.6.19 **Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary and secondary schools are full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).**
- 7.6.20 **The assessment has also identified one major, one moderate and one minor beneficial effect. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate beneficial effects may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).**
- 7.6.21 **Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.**

Site 3128 – Land off Wick Road, Oaksey

Site Overview

- 7.6.22 This site option is located in Oaksey. With an area of 0.39ha the site has a capacity for approximately 11 dwellings; although mitigation measures may reduce this number.

Assessment Results

- 7.6.23 No major adverse effects have been identified for this site.
- 7.6.24 One moderate adverse effect has been identified. The site forms an important open space within Oaksey Conservation Area and is located close to listed buildings; development of the site may affect the setting to these assets and their significance. A Heritage Impact Assessment would be required and mitigation measures may result in the need to reduce the extent and/or density of development. Archaeological potential of the site is 'medium' and archaeological assessment would be required (SA Obj. 6).
- 7.6.25 The assessment has identified a range of minor adverse effects. There are no designations on the site however there is BAP Priority Habitat (Hedgerow) on site and potential protected species in the wider area. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is within Source Protection Zone 2 and potential water quality impacts would need to be investigated. There is capacity in water supply and sewers (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).
- 7.6.26 Minor adverse effects have also been identified. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. (SA Obj. 5b). Development of the site could affect the character and appearance of the site and its surroundings, though this could be mitigated through a landscape plan incorporated into the development (SA Obj. 7). The site is located within a reasonable walking/cycling distance to limited services and facilities in the village centre however consideration of capacity in local schools and health facilities would be required; the primary school has some surplus places at present. Secondary school capacity is forecast to be full but expansion could be possible (SA Obj. 9). The site is within walking distance of a number of the services within the village however a short section of the route lacks a footway; scope to extend footpath provision would need to be investigated (SA Obj. 10).
- 7.6.27 The assessment has also identified one moderate and two minor beneficial effects. The site will have a moderate positive effect through the contribution to housing supply and help meet local needs and has the potential to deliver affordable units alongside open market units (SA Obj. 8). The development would potentially have a minor beneficial effect by directly assisting in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).
- 7.6.28 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

- 7.6.29 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.6.30 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 3233 - Land at Ridgeway Farm.
- Site 3128 – Land off Wick Road.
- **Site OM014 - Land at Tuners Lane.**

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- None

7.7 Salisbury Principal Settlement (including Wilton Town)

Introduction

7.7.1 Eleven site options ~~were originally under considered~~ in Salisbury Principal Settlement (including Wilton Town) ~~and were have been~~ assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.7.2 **Following pre-submission consultation, the following changes were made in this Principal Settlement that have warranted further sustainability appraisal:**

- **Site 3435 – Land off Britford Lane which had previously been rejected at Stage 2 of the Council’s site selection process has now been put forward to Stage 3, following provision of additional information on the site during the pre-submission consultation process.**
- **Two new sites passed Stage 2 of the Council’s site selection process and were added to this Community Area - Site OM002 - Land north of A3094 and Site OM003 - The Yard, Hampton Park.**
- **Amendments have been made to the baseline data for four sites that have resulted in a change to the assessment scores - S80 - Land to the north of Old Sarum, S1027 - North of Netherhampton Road, S1028 - Land at Netherhampton Road and 3187 - Land at Harnham Business Park.**

7.7.3 Figures 7.11 and 7.12 show the location of the sites under consideration.

7.7.4 The assessment scores summary for all site options is presented in Table 7.6. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.7.5 A number of common effects have been identified across all sites. These are:

- Moderate adverse effects (where mitigation is considered problematic) relating to biodiversity (SA Obj. 1);
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on air quality and environmental pollution (SA Obj. 4);
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on climate change (SA Obj. 5a);
- Beneficial effects in relation to contributions towards Wiltshire’s and Salisbury’s housing supply (SA Obj. 8); and
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on transport (SA Obj. 10)

7.7.6 A discussion of the assessment results for each site option is presented below.

7.7.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.7.81. Sites S61, S1027, S1028, S1057, and 3272 **and OM003** are identified as being more sustainable sites within this area of search. Sites S80, S159, and 3421, **3435 and OM002** are considered to be less sustainable sites. It is recommended that the remaining sites (S178, 3187 and 3554a) are not considered further in the site selection process due to the identification of major adverse effects.

7.7.8 Sites S61, S1027, S1028, S1057, and 3272 **and Site OM003** have been taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process.

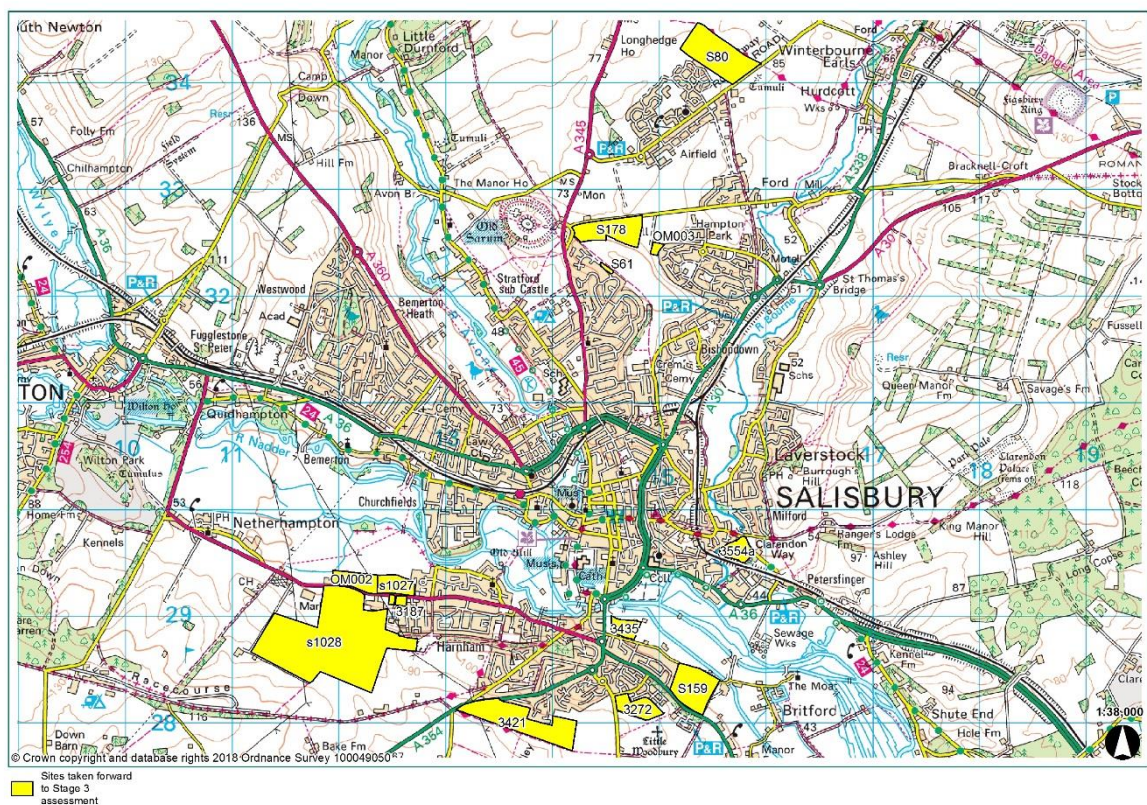


Figure 7.11. Salisbury

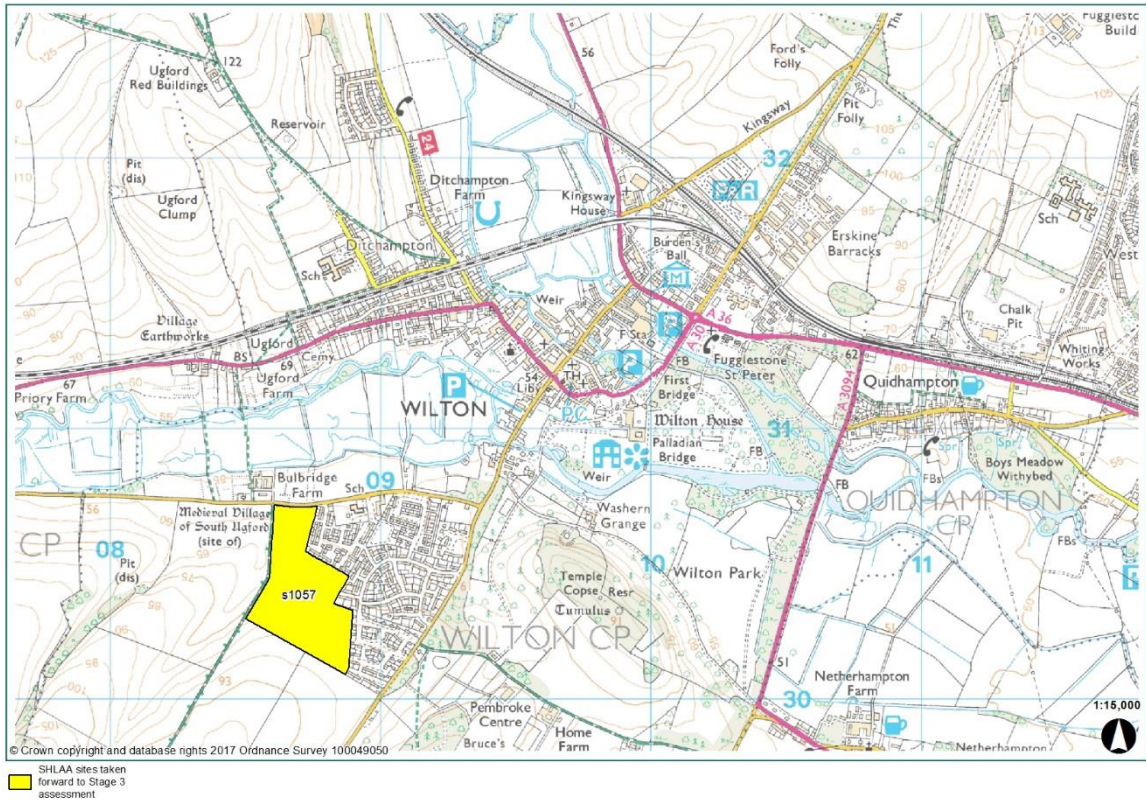


Figure 7.12. Wilton

Table 7.6. Salisbury Principal Settlement (including Wilton Town) - Summary of Scores of Site Options Assessments

Area of search: Salisbury Principal Settlement (including Wilton Town)															Is site proposed for Stage 4?		
Site Ref	Site name	Site capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11		12	
Salisbury																	
S61	Land at Hilltop Way	c.11	--	-	-	-	-	-	-	-	-	+	+	-	+	+	Yes
S80	Land to the north of Old Sarum	c.254	--	--	--	-	-	-	--	--	+++	+	-	++	+	No	
S159	Land to the north of Downton Rd	c.203	--	-	--	-	-	-	--	--	+++	--	-	++	+	No	
S178	Land to the south of Roman Road, Old Sarum	c.187	--	-	--	-	-	-	---	--	++	--	-	+	+	No	
S1027	North of Netherhampton Rd	c.127	--	-	--	-	-	-	--	-	++	--	-	+	+	Yes	
S1028	Land at Netherhampton Rd	c.1195	--	--	--	-	-	-	-	-	+++	++	--	+++	+++	Yes	
3187	Land at Harnham Business	c.33	--	+	--	-	-	-	0	-	+	--	-	--	---	No	

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Area of search: Salisbury Principal Settlement (including Wilton Town)															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
	Park															
3272	Land at Rowbarrow, Odstock Rd	c.122	--	-	--	-	-	-	--	-	++	--	-	+	+	Yes
3421	Land adjacent to A354, Harnham	c.330	--	--	--	-	-	-	--	-	+++	--	-	+++	++	No
3554a	Land to west of Milford Care Home, Salisbury	c.17	--	-	--	-	-	--	----	-	+	+	-	+	+	No
<u>3435</u>	<u>Land off Britford Lane</u>	<u>c.87</u>	--	-	--	-	-	--	--	--	+	--	-	+	+	No
<u>OM002</u>	<u>Land north of A3094</u>	<u>c.125</u>	--	-	--	--	-	-	--	--	++	--	--	+	+	No
<u>OM003</u>	<u>The Yard, Hampton Park</u>	<u>c.15</u>	--	0	--	-	-	-	0	-	+	0	-	+	+	Yes
Wilton																
S1057	Land rear of Bulbridge	c.161	--	-	--	-	-	-	-	-	+++	--	-	+++	+	Yes

Area of search: Salisbury Principal Settlement (including Wilton Town)															Is site proposed for Stage 4?	
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
	Rd		Orange	Yellow	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Orange	Yellow	Green	Blue	

Site S61 – Land at Hilltop Way, Salisbury

Site Overview

- 7.7.9 This site option is located in Salisbury. With an area of 0.48ha the site has a potential capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.7.10 No major adverse effects have been identified for this site.
- 7.7.11 One moderate adverse effect has been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1).
- 7.7.12 A range of minor adverse effects have been identified for this site. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). Development would lead to a small increase in demand for water and there is a requirement for separate foul and storm drainage disposal systems. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment should be undertaken due to the proximity of the site to the nearby Old Sarum Airfield (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in Flood Zone 1 and development of the site is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, the development should incorporate SuDS to minimise vulnerability to climate change. A Flood Risk Assessment may also be required (SA Obj. 5b).
- 7.7.13 Further minor adverse effects are predicted as the site has the potential to impact on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum castle, however these can be mitigated through building type, size, design and location, as well as through landscaping. A detailed, **site specific** Heritage ~~Impact~~ Assessment would need to be undertaken to support any future development at this site. The site has medium to high archaeological potential and archaeological assessment would be required (SA Obj. 6). The site has low intervisibility and effects on the landscape character would be well contained through the implementation of green buffers to any mature trees and hedgerows within and adjacent to the site (SA Obj. 7). The development of this site for a small number of dwellings will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).
- 7.7.14 Four minor beneficial effects are identified for this site. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Due to the small size of the site there is considered to be a positive effect against SA Obj. 9 as it is considered that both local junior schools would have capacity to accommodate the very small number of pupils expected from this site; options for secondary education in Salisbury are being reviewed, though it is considered that all existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers (SA Obj. 9). Development of the site will increase the local population and could have a minor contribution to the local economy through use of local shops and services (SA Obj. 11). Minor positive effects are also anticipated through the

site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

- 7.7.15 Notwithstanding the one moderate adverse effect that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site S80 – Land to the north of Old Sarum, Salisbury

Site Overview

- 7.7.16 This site option is located in Salisbury. With an area of 19.6ha the site has a potential capacity for approximately 254 dwellings; however, mitigation measures might reduce this number.

Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation under SA Objective 9; the assessment has been updated below.

Assessment Results

- 7.7.17 No major adverse effects have been identified for this site.
- 7.7.18 ~~Six~~ **Five** moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land. Given the size of the site, mitigating this loss would be problematic (SA Obj. 2). Development would lead to an increase in demand for water. Part of the site lies within a Source Protection Zone and underlying chalk may be susceptible to seasonal groundwater levels; monitoring will be required to determine a suitable storm water disposal system. The downstream sewerage system is at capacity; therefore significant capacity works would be required. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site also falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).
- 7.7.19 There is likely to be a moderate adverse effect on the setting of Old Sarum Airfield Conservation Area. A **detailed, site specific** Heritage ~~Impact~~ Assessment would need to be undertaken to support any future development at this site. There is also very high archaeological potential on site and archaeological assessment would be required (SA Obj. 6). Although there are no landscape designations in the area, the site has medium intervisibility and would have significant adverse effects on the views from the adjacent bridleway WINT13. The site is located within a Special Landscape Area (saved SDLP policy C6) and development would result in encroachment into the rural countryside extending Salisbury further north, having moderate adverse effects on the character and appearance of the area (SA Obj.7). ~~The site falls in the catchment area of Wyndham Infants and St Mark's Juniors. Due to capacity issues, neither school would currently have enough places to meet demand generated by this size of development. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).~~
- 7.7.20 A number of minor adverse effects have been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. The Portway is likely to be a source of ambient noise and is

recognised as an issue at this site; a noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

- 7.7.21 Whilst the site is located in Flood Zone 1 and development of the site is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, there may be issues relating to ground conditions and the ability to implement SuDS. Monitoring will be required to determine a suitable storm water disposal system. A Flood Risk Assessment would also be required (SA Obj. 5b). The site is located to the north of Salisbury, 3km from the city centre which would not enable opportunities for walking and cycling to key local facilities. Development is also likely to generate some additional traffic on the local road network. (SA Obj. 10).
- 7.7.22 The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site and this would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate positive effects are considered as development of the site will also increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor benefits are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).
- 7.7.23 **A minor benefit has also been identified in relation to SA Objective 9: the site falls in the catchment area of Old Sarum primary school and it is likely that the primary education needs of this site could be met partly through capacity at this school and from a new school planned on the Longhedge site. It is likely that full S106 contributions would be needed for both primary and secondary places.**
- ~~7.7.24 The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size.~~
- 7.7.25 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site S159 – Land to the north of Downtown Road, Salisbury

Site Overview

- 7.7.26 This site option is located in Salisbury. With an area of 13.53ha the site has a potential capacity for approximately 203 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.7.27 No major adverse effects have been identified for this site.
- 7.7.28 Five moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There is limited capacity in the local water mains and network reinforcement would be required. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).

- 7.7.29 The site is located adjacent to the Salisbury Conservation Area and in close proximity to listed buildings at Bridge Farm, and development would result in adverse effects on their setting. The development could also contribute to infilling between Salisbury and Britford which would contribute towards potential impacts on the setting of the Britford Conservation Area. A Heritage Impact Assessment would be required. The site also has medium / high archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is located within a Special Landscape Area (saved SDLP policy C6). There is existing development to the south and west of the site but to the north and east there is potential for significant landscape impacts (SA Obj.7). The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).
- 7.7.30 A number of minor adverse effects have been identified. Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land and this would be lost as a result of the development (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however is adjacent to Flood Zone 2/3 and approximately 300m from the River Avon. Further detailed modelling and a Flood Risk Assessment will be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. Development of the site should incorporate Sustainable Drainage Systems (SA Obj. 5b). The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling to key local facilities. Development is also likely to generate some additional traffic on the local road network. The location of the site however does enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj. 10).
- 7.7.31 The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site which would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate positive effects are considered as development of the site will increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor positive effects are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).
- 7.7.32 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site S178 – Land to the south of Roman Road, Old Sarum, Salisbury

Site Overview

- 7.7.33 This site option is located in Salisbury. With an area of 12.60ha the site has a potential capacity for approximately 187 dwellings; however, mitigation might reduce this number.

Assessment Results

- 7.7.34 One major adverse effect has been identified for this site. This site is directly adjacent to the Stratford Sub Castle Conservation Area and approximately 100m from Old Castle Inn listed building. The site is also in a very sensitive part of the setting of Old Sarum scheduled monument and airfield Conservation Area. Views to and from Old Sarum are likely to be severely impacted by development on this site. The site also has high/very high archaeological potential. This site is in such a prominent position within the landscape that it would be extremely difficult to mitigate these impacts (SA Obj. 6).
- 7.7.35 Four moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There are no available local sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). While there are no landscape designations in the area, the site is located in a rural fringe setting with high intervisibility and is located within a Special Landscape Area (saved SDLP policy C6). Development on this site would be detrimental to the views in and out of Old Sarum as the site is within a prominent, open location (SA Obj. 7). The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is not clear that any expansion of St Mark's could deal with the additional demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).
- 7.7.36 A number of minor adverse effects have been identified. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 but a Flood Risk Assessment would be required due to the size of the site (SA Obj. 5b). The site is quite removed from the city centre of Salisbury therefore development is likely to generate additional traffic on the local road network. The location of the site does however enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj.10).
- 7.7.37 The assessment has identified one moderate beneficial effect. Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant number of affordable units alongside open market units (SA Obj. 8). Two minor beneficial effects have also been identified. Development would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).
- 7.7.38 Given the one major adverse effect identified in relation to this site, it is recommended that this site should not be considered further in the site selection process.

Site S1027 – North of Netherhampton Road, Salisbury

Site Overview

- 7.7.39 This site option is located in Salisbury. With an area of 5.65ha the site has a potential capacity for approximately 127 dwellings; however, mitigation might reduce this number.
- 7.7.40 **Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation under SA Objective 6; the assessment has been updated below.**

Assessment Results

- 7.7.41 No major adverse effects have been identified for this site.
- 7.7.42 ~~Three~~ **Four** moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). **The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. However, long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself. A detailed, site specific, heritage assessment (building upon the Heritage Impact Assessment prepared by the Council) would need to be submitted to support any subsequent planning application. The site also has high archaeological potential and an archaeological assessment would be required (SA Obj. 6).**
- 7.7.43 The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required (SA Obj. 9).
- 7.7.44 The remaining adverse effects identified are assessed to be minor. Development of the site will result in the inevitable loss of greenfield land, of which some may be best and most versatile agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located fully in Flood Zone 1 however is adjacent to Flood Zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon, which could affect the area available for development. A Flood Risk Assessment would be required (SA Obj. 5b). ~~This site is not considered to impact on designated heritage assets but is located in an area that is sensitive in terms of the setting of the cathedral. The site has medium archaeological potential and archaeological~~

~~assessment would be required (SA Obj. 6).~~ The site has low intervisibility and development of the site would result in the loss of an arable field. Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings, and impacts can be mitigated through planting (SA Obj. 7). The site is considered to be in a very accessible location enabling opportunities for walking and cycling to key local facilities, however development is also likely to generate some additional traffic on the local road network. The location of the site does however enable further opportunities to increase accessibility by sustainable modes of transport. **Parts of the site lie within DfT guidance of being within 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required (SA Obj. 10).**

- 7.7.45 The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as development of this size would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units (SA Obj. 8). Minor beneficial effects have also been identified as development would generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12) and would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11)
- 7.7.46 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site S1028 – Land at Netherhampton Road, Salisbury

Site Overview

- 7.7.47 This site option is located in Salisbury. With an area of 79.6ha the site has a potential capacity for approximately 1195 dwellings; however, mitigation measures ~~might~~ **would likely** reduce this number.
- 7.7.48 **Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation under SA Objective 10; the assessment has been updated below.**

Assessment Results

- 7.7.49 No major adverse effects have been identified for this site.
- 7.7.50 ~~Three~~ **Four** moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of this site would result in the loss of a large area of both Grade 3a and Grade 2 Best and Most Versatile agricultural land, the mitigation of which would be problematic given the size of the site (SA Obj. 2). Development would lead to an increase in demand for water and given the size of development, a capacity appraisal would be required to confirm the scope and extent of strategic works required to service new development on this site. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site also falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). **This site is not considered to be within walking distance of most services and facilities in Salisbury. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated. Parts of the site lie within DfT guidance of 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required (SA Obj. 10).**

- 7.7.51 ~~Six~~ **Five** minor adverse effects have been identified. Development of this site is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) and vehicle movements are able to be mitigated (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA Obj. 5b). This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings. It is considered that there would be few impacts on designated heritage assets in the area. The site has high archaeological potential but the site is large and the exact extent is unknown – preservation in situ is possible (SA Obj. 6). Landscape impacts are considered to be minor – there are no landscape designations in proximity to the site and the site allows for significant provision of open space, GI and landscaping to help reduce any impacts (SA Obj. 7). ~~This site is in a fairly accessible location for the city centre that could help reduce the need to travel and/or reliance on the private car. Vehicle movements are likely to increase; however, there will be significant opportunities to improve public transport accessibility in this area. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated (SA Obj. 10).~~
- 7.7.52 The assessment has identified three major beneficial effects. Development of a site of this size would help significantly to meet local housing needs and those of the wider HMA, in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Development would increase the local population and could contribute significantly to the local economy through use of local shops and services (SA Obj. 11) and due to the size of this site it would generate significant direct and indirect construction employment, helping to stimulate the local economy once built (SA Obj. 12).
- 7.7.53 A moderate positive effect has also been identified as the scale of development will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures. The capacity issues in relation to GP surgeries and local infant/primary schools can be accommodated through on site provision due to the size of the site and anticipated number of dwellings (SA Obj. 9).
- 7.7.54 Notwithstanding the three moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search. The size of this site will allow for likely environmental adverse effects to be mitigated and the social and economic benefits of developing this site are considered to be significant.

Site 3187 – Land at Harnham Business Park, Salisbury

Site Overview

- 7.7.55 This site option is located in Salisbury. With an area of 1.39ha the site has a potential capacity for approximately 33 dwellings; however, mitigation measures might reduce this number.
- 7.7.56 **Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation; the assessment has been updated below.**

Assessment Results

- 7.7.57 **One major adverse effect has been identified for this site. Development of the site for residential development would result in the direct loss of land that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy. Accordingly, redevelopment of this site for housing would eliminate employment**

land and potential employment opportunities in Salisbury. It would therefore go against the aims of SA Objective 12 and major adverse effects are considered likely as a result (SA Obj. 12).

- 7.7.58 ~~One major adverse effect has been identified for this site. Development of the site for residential development would result in the direct loss of employment land and would significantly adversely affect the industrial estate. It would therefore go against the aims of SA Objective 12 and major adverse effects are considered likely as a result (SA Obj. 12).~~
- 7.7.59 ~~Five~~ **Four** moderate adverse effects have been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is however limited foul capacity available to accommodate between 20-30 dwellings. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). ~~Although the site is located in Flood Zone 1, there are issues related to groundwater and lack of opportunity for Sustainable Drainage Systems at this site. A Flood Risk Assessment would be required (SA Obj. 5b).~~ The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required for any further development to proceed in this area. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9). **Although the development would support the local economy by increasing the local population using local services and facilities, development of this site would lead to the direct loss of land that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy. Accordingly, redevelopment of this site for housing would eliminate land that benefits from a planning history of employment use and potential employment opportunities in Salisbury** ~~Although the development would support the local economy by increasing the population using local services and facilities, development of this site would lead to the direct loss of designated employment land and would eliminate employment land in Salisbury which would be contrary to Core Strategy Policies (SA Obj. 11).~~
- 7.7.60 The assessment has also identified a range of minor adverse effects. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). **The site is located in Flood Zone 1, though there are issues related to groundwater and lack of opportunity for Sustainable Drainage Systems at this site. A Flood Risk Assessment would be required (SA Obj. 5b).** The site does not fall within any landscape designation and is located in an urban fringe setting with low intervisibility however some planting would be required to mature hedgerow / woodland (SA Obj. 7). The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre however not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area (SA Obj. 10).
- 7.7.61 The site is previously developed and archaeological potential is low. There are no heritage assets likely to be affected by development. As such a neutral effect is expected (SA Obj. 6).

- 7.7.62 The assessment has also identified two minor beneficial effects. The site is previously developed land and therefore meets the aims of SA objective 2; however, there could potentially be contamination issues which would require a higher level of remediation for residential use and therefore further assessment would be required (SA Obj. 2). The site would contribute to housing supply and could deliver affordable units alongside open market units (SA Obj. 8).
- 7.7.63 Given the major adverse effects assessed in terms of the loss of employment land, this site should not be considered further in the site selection process.

Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury

Site Overview

- 7.7.64 This site option is located in Salisbury. With an area of 6.6ha the site has a potential capacity for approximately 122 dwellings; however mitigation might reduce this number.

Assessment Results

- 7.7.65 No major adverse effects have been identified for this site.
- 7.7.66 Four moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). The southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument and the development may have a significant effect on the setting of this Scheduled Monument. A **detailed, site specific** Heritage Impact Assessment would be required. This site also has high archaeological potential. Part of the site is the site of a scheduled Iron Age settlement and palaeolithic site of international significance, and therefore an archaeological assessment would be required (SA Obj. 6). The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).
- 7.7.67 The assessment has also identified a range of minor adverse effects. Available evidence demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. A road traffic noise assessment will be required as well as an assessment of noise from the adjacent depot and Park and Ride site (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located fully in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA

Obj. 5b). The site is located in a rural fringe setting and development of this site may have adverse effects on views from the PRoW on the southern boundary (SA Obj. 7). The site is in a reasonably accessible location but 1.7km from the city centre and development will inevitably generate some additional traffic on the local road network (SA Obj. 10).

- 7.7.68 The assessment has also identified beneficial effects. A moderate beneficial effect is identified as the site would provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8). Minor beneficial effects associated with the increase in population from development contributing to the local economy through use of local shops and services (SA Obj. 11) as well as the development generating direct and indirect construction employment opportunities (SA Obj. 12).
- 7.7.69 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3421 – Land adjacent to A354, Harnham, Salisbury

Site Overview

- 7.7.70 This site option is located in Harnham, Salisbury. With an area of 21.9ha the site has a potential capacity for approximately 330 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.7.71 No major adverse effects have been identified for this site.
- 7.7.72 Five moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Evidence demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss. Given the size of the site, mitigation for this loss is likely to be problematic (SA Obj. 2). Development on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required. Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces (SA Obj. 3).
- 7.7.73 The site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some moderate adverse impacts on the **significance and** setting of this Scheduled Monument as a result of the proposed housing development. The site is also considered to have medium to high archaeological potential. A detailed Heritage Impact Assessment and archaeological investigation would be required (SA Obj. 6). The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).
- 7.7.74 The assessment has also identified a range of minor adverse effects. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A road traffic noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon

energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located in Flood Zone 1 however due to the size of the site a Flood Risk Assessment would be required. Monitoring would also be required to determine a suitable storm water disposal system which may have an impact on the size and area of development (SA Obj. 5b). There is high visibility from sensitive receptors however landscape mitigation should sufficiently mitigate the visual impact (SA Obj. 7). The site is approximately 1.7km from the city centre and despite the availability of bus services the development of the site would increase private vehicle journeys in the local area.

- 7.7.75 Major beneficial effects have been identified as the site could provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8), the increase in population would support the local economy and businesses (SA Obj. 11). A moderate beneficial effect is assessed through the direct and indirect creation of construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).
- 7.7.76 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site 3554a – Land to west of Milford Care Home, Salisbury

Site Overview

- 7.7.77 This site option is located in Salisbury. With an area of 4.89ha this site has a potential capacity for approximately 17 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.7.78 One major adverse effect has been identified for this site. The site is located in close proximity to a number of heritage assets. The site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting. Development in the eastern part of the site is likely to harm the **significance and** setting of Milford House. Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to result in major adverse effects that cannot be mitigated (SA Obj. 6).
- 7.7.79 Three moderate adverse effects have been identified for this site. The site is on the banks of the River Bourne which forms part of the River Avon SAC and SSSI. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Residential development of the site will lead to an increase in demand for water in the area. There is limited capacity available from local mains and therefore network reinforcement is likely to be required. Existing public sewers cross the site and therefore statutory easements apply and sewers may need to be diverted. Much of the site is at risk from surface water flooding and soakaways and infiltration are unlikely to work. Further assessment is also required due to potential effects on the River Avon SAC (SA Obj. 3). The northwest boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Allowing for a buffer to the area of Flood Zone 3 would significantly reduce the developable area and the capacity of the site. Further detailed modelling work and a Flood Risk Assessment would be required (SA Obj. 5b).
- 7.7.80 Minor adverse effects are also identified for this site. Development of the site will result in the inevitable loss of agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust

and lighting. Noise impacts from the adjoining railway line would need to be assessed as would noise and potentially odour impact of industrial uses on Southampton Road. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). A Special Landscape Area is located to the east of the site however landscape planting could reduce adverse effects from development. A public right of way crosses the site, and this would need to be retained through any development of the site (SA Obj. 7). The site is served by a range of proximate services and facilities, although private car journeys will be generated by development as future residents are likely to access facilities further afield (SA Obj. 10).

- 7.7.81 The assessment has also identified four minor beneficial effects. The site would provide a number of dwellings, contributing to the local economy (SA Obj. 8). Local schools have capacity to accommodate the very small increase in students associated with a development of this scale (SA Obj. 9). The increase in population would support the local economy and businesses (SA Obj. 11) and directly and indirectly create construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).
- 7.7.82 Due to the major adverse effects on heritage assets which could not be mitigated, it is recommended that this site is not considered further in the site selection process.

Site 3435 – Land off Britford Lane, Harnham, Salisbury

Site Overview

- 7.7.83 **This site option is located in Salisbury. With an area of 4.04ha the site has a potential capacity for approximately 87 dwellings; however, mitigation measures may reduce this.**

Assessment Results

- 7.7.84 **No major adverse effects have been identified at this site.**
- 7.7.85 **Six moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The woodland belt running through the middle of the site should be protected and enhanced. The site is situated close to the River Avon SSSI / SAC; the HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to an increase in demand for water. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3). Part of this site lies within Flood Zone 2 and is approximately 90m from the River Avon. Surface water flooding affects part of the site. A sufficient buffer zone will need to be incorporated into any development in the northern part of this site to ensure against risk of fluvial flooding and this will significantly reduce the capacity of the site, which could reduce the developable area of the site. This site is also within a groundwater area and surface water systems must be sealed. Further detailed modelling work and a Flood Risk Assessment would be required (SA Obj. 5b).**
- 7.7.86 **The site is located within the City of Salisbury Conservation Area and within the setting of the Grade I listed cathedral. A development of this size will cause harm to**

the character and appearance of the Conservation Area, as well as the significance and setting of the designated heritage asset (conservation area) and setting of the cathedral. The site has a medium archaeological potential and medium historic landscape sensitivity. A Heritage Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on the conservation area and setting of the nearby cathedral (SA Obj. 6).

- 7.7.87 This site is visually sensitive. It forms part of the River Avon watermeadows, described as post medieval meadows which are a good surviving example of an uncommon landscape. The site is within the conservation area and within the setting of Salisbury cathedral. The site is also located within a Special Landscape Area (saved SDLP policy C6) - a valued landscape with a strong and well defined landscape character (SA Obj. 7).
- 7.7.88 This site is considered to be within walking distance of the nearest GP surgeries in the city centre however all GP surgeries in Salisbury face capacity issues currently and if this site was developed for housing, mitigation would be required to support additional patient capacity. Both Longford Primary School and Harnham Infant and Junior schools are at capacity and are unable to be expanded on their present sites. A site for a new primary school would be required either onsite or in the vicinity of this site for any development to proceed, however provision of land for a new primary school on this site itself is considered unlikely given its size. A full contribution would be required towards new secondary places at Sarum Academy (SA Obj. 9).
- 7.7.89 The assessment has also identified several minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land; a small part of this site is within Grade 1, 2 or 3a BMV agricultural land. (SA Obj. 2). The site is fairly close proximity to the city centre which will allow residents to walk and cycle to local services and facilities and there are public transport routes within walking distance of this site. However, the site is situated within approx. 170m of the Air Quality Management Area (AQMA) in Salisbury city centre (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site has good walking and cycling accessibility to the range of services and facilities in the city centre. However, development of the site for housing would still lead to an increase in private car journeys on the local road network and increase the need to travel (SA Obj. 10).
- 7.7.90 The assessment has also identified three minor beneficial effects. There are beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is also identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).
- 7.7.91 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site OM002– Land north of A3094, Salisbury

Site Overview

- 7.7.92 This site option is located in Salisbury. With an area of 5.81ha the site has a potential capacity for approximately 125 dwellings; however, mitigation measures may reduce this.

Assessment Results

- 7.7.93 No major adverse effects have been identified at this site.
- 7.7.94 Seven moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to an increase in demand for water and limited capacity in local sewers. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3). The site is not in or near an AQMA. However, this location is isolated away from existing residential areas and therefore is likely to result in increased car use with impacts on air quality (SA Obj. 4).
- 7.7.95 The site does not fall within or adjacent to any conservation areas and/or heritage designations and is not in the vicinity of any listed buildings. However, there are concerns that development could adversely affect the views towards the cathedral spire and cause potential harm to the character or appearance of the Netherhampton Conservation Area and its setting. A detailed, site specific, Heritage Assessment will be needed to support any subsequent planning application. This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area. The site has high archaeological potential and extensive assessment would be required in support of any planning application. This site will be difficult to develop because of density and significance of archaeological features (SA Obj. 6). Due to the isolated location of this site away from existing built development to the south of Netherhampton road, a stand alone development here would appear as an isolated and unnatural projection of built development in proximity to the watermeadows to the north and there are coalescence concerns with the village of Netherhampton, a designated conservation area (SA Obj. 7).
- 7.7.96 This site is not within walking distance of the nearest GP surgeries which are located in the city centre. All GPs surgeries in Salisbury face capacity issues; if this site was developed, mitigation would be required to support additional patient capacity. The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required (SA Obj. 9). The site is isolated from existing residential areas in Harnham and not as accessible as sites adjacent to the built-up area, which is therefore likely to result in an increase in private car use (SA Obj. 10).
- 7.7.97 The assessment has also identified several minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land as the site contains mostly Grade 3 BMV agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 but adjacent to flood zone 2 to the north-east of the site. A sufficient buffer zone should be left between any new development and the floodplain

associated with the River Nadder. The site has the potential to accommodate SuDS. A Flood Risk Assessment would be required (SA Obj. 5b).

7.7.98 The assessment has also identified one moderate and two minor beneficial effects. There are moderate beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). A minor benefit is identified due to the contribution to the local economy through use of local shops and services (SA Obj. 11) and development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.7.99 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site OM003 - The Yard, Hampton Park, Salisbury

Site Overview

7.7.100 This site option is located in Salisbury. With an area of 1.31ha the site has a potential capacity for approximately 15 dwellings. However, mitigation measures may reduce this.

Assessment Results

7.7.101 No major adverse effects have been identified at this site.

7.7.102 Two moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to a small increase in demand for water and limited capacity in local sewers. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3).

7.7.103 The assessment has identified five minor adverse effects. The site is not in or near an AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment should be undertaken due to the proximity of the site to the nearby Old Sarum Airfield (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Surface water systems must be sealed (SA Obj. 5b).

7.7.104 The site is located in a rural fringe adjacent to existing residential development to the east and open countryside to the north, west and south. A robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park however this is achievable (SA Obj. 7). The site is not within reasonable walking distance to the city centre, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. However, the site is small and has good access to a range of local services, facilities and employment (SA Obj. 10).

- 7.7.105 Three neutral effects have been identified. This is a small greenfield site which, although not meeting the strict NPPF definition of Previously Developed Land, contains a large disused former agricultural storage building and former storage yard (SA Obj. 2). The site does not fall within or adjacent to any heritage designations and is not in the vicinity of any listed buildings. The boundary of the Old Sarum Conservation Area lies approximately 300m to the north of this site. However as the site lies in a levelled dip below the ridge, it appears likely that any sensitively designed and appropriately located residential development would not encroach into longer range significant views. The site has low archaeological potential (SA Obj. 6). The issue of capacity problems in local GP surgeries is not likely to be significantly exacerbated by a development of this size. This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. This site is close to Greentrees Primary School however the school is full and cannot be expanded. Therefore a full contribution would be required for additional places at the new Longhedge Primary School which has not yet been built. The additional secondary places would be provided by expanding Sarum Academy (SA Obj. 9).
- 7.7.106 The assessment has also identified three minor beneficial effects. There are minor beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). A minor benefit is identified due to the contribution to the local economy through use of local shops and services (SA Obj. 11) and development of the site would directly and indirectly generate construction employment (SA Obj. 12).
- 7.7.107 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site S1057 - Land rear of Bulbridge Road, Wilton

Site Overview

- 7.7.108 This site option is located in Wilton. With an area of 13.40ha the site has a potential capacity for approximately 161 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.7.109 No major adverse effects have been identified for this site.
- 7.7.110 Three moderate adverse effects have been identified. The site is situated close to Ugford Meadow County Wildlife Site (CWS). The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process. (SA Obj. 1). There is limited capacity for the sewerage network to accommodate additional demand. Consequently, a capacity appraisal would be required. There would be a need for long sewer capacity improvements downstream and much of the site is located within Source Protection Zones 1, 2 and 3 (SA Obj. 3). There is no capacity at the primary school and a new school would be required onsite to accommodate any further housing development in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).
- 7.7.111 Minor adverse effects have also been assessed for this site. Evidence suggests that the site is underlain by BMV agricultural land and the development of the site would result in its permanent loss (SA Obj. 2). The Air Quality Management Area on the A36 (T) Wilton Road has recently been extended and consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating

into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is within Flood Zone 1. A Flood Risk Assessment would however be required due to the size of the development. The feasibility of utilising Sustainable Drainage Systems would also need to be assessed (SA Obj. 5b). Wilton House Registered Park and Garden is approximately 150m from the site however, there are no listed buildings, Scheduled Monuments or Conservation Areas located close to the site. The site however has medium archaeological sensitivity and archaeological assessment would be required (SA Obj.6). The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its western edge. Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area. The western site boundary adjoins restricted byway WILT10, the character of which could be altered by the development. It is likely that a landscape buffer to the PROW would need to form part of any future development of the site (SA Obj. 7). Access to the site is good, however, private car journeys will be generated by development as future residents access facilities further afield (SA Obj. 10).

- 7.7.112 Major beneficial effects are anticipated as the site could provide up to approximately 161 dwellings which would significantly boost the supply of housing, including affordable housing (SA Obj. 8). Additionally a major benefit is assessed as an increase in population would support local services (SA Obj. 11). A minor benefit is assessed as the development would directly and indirectly create construction job opportunities (SA Obj. 12).
- 7.7.113 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

- 7.7.114 The aim of this assessment exercise has been threefold:
- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
 - Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
 - Identification of sites which should not be considered further.
- 7.7.115 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site S61 - Land at Hilltop Way, Salisbury
- Site S1027 - North of Netherhampton Road, Salisbury
- Site S1028 - Land at Netherhampton Road, Salisbury
- Site S1057 - Land rear of Bulbridge Road, Wilton
- Site 3272 - Land at Rowbarrow, Odstock Road, Salisbury
- **Site OM003 - The Yard, Hampton Park, Salisbury**

Less sustainable options for development:

- Site S80 - Land to the north of Old Sarum, Salisbury
- Site S159 - Land to the north of Downton Road, Salisbury
- Site 3421 - Land adjacent to A354, Harnham, Salisbury

- **Site 3435 – Land off Britford Lane, Harnham, Salisbury**
- **Site OM002 - Land north of A3094, Salisbury**

Sites which should not be considered further:

- Site S178 - Land to the south of Roman Road, Old Sarum, Salisbury
- Site 3187 - Land at Harnham Business Park, Salisbury
- Site 3554a - Land to west of Milford Care Home, Salisbury

7.8 Tidworth and Ludgershall Market Town

Introduction

7.8.1 The 1 site option under consideration in Tidworth and Ludgershall Market Town has been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable sites, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.8.2 Figure 7.13 shows the location of the site under consideration.

7.8.3 The assessment scores summary for the site option is presented in Table 7.7. The detailed assessment results for the site option are presented in the assessment table at Annex 1.

7.8.4 A discussion of the assessment results for the site option is presented below.

Conclusions and recommendations regarding the sustainability of the site are presented in section 7.8.12. Site 553 is assessed as a more sustainable site within this area of search. This site has been taken forward by Wiltshire Council for further consideration in Stage 4.

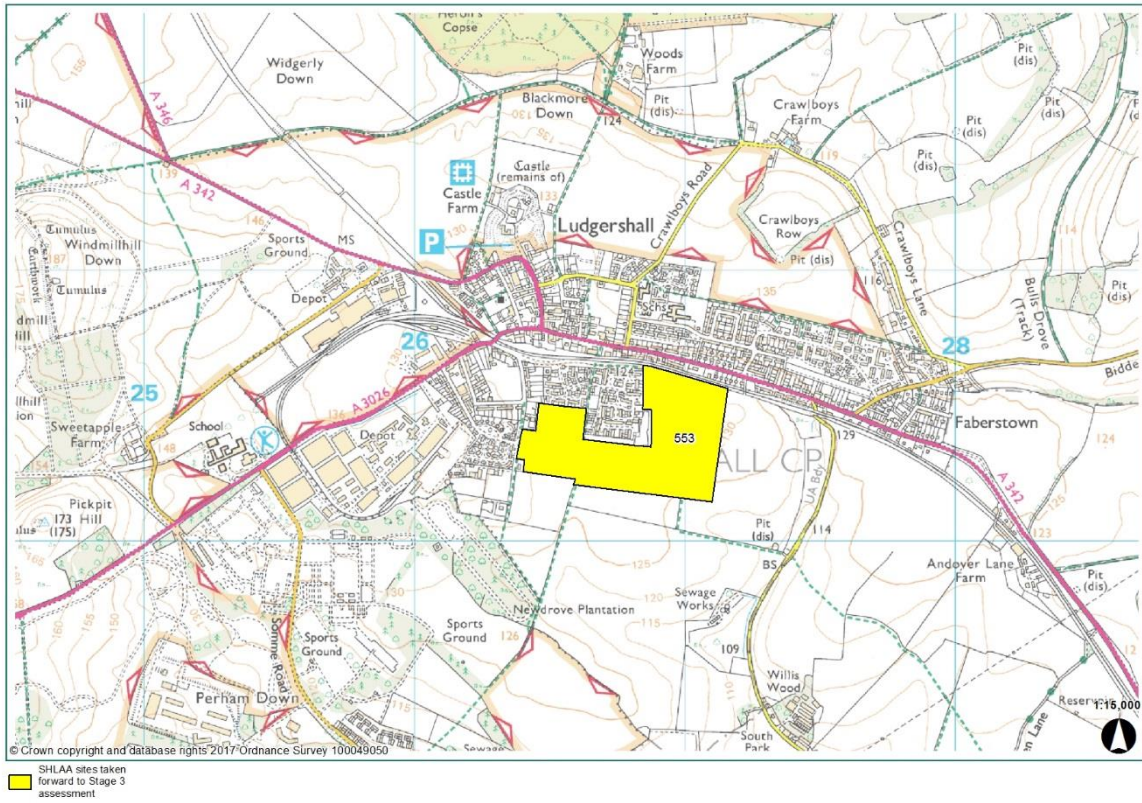


Figure 7.13. Tidworth and Ludgershall Market Town

Table 7.7. Tidworth and Ludgershall Market Town - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?		
			1	2	3	4	5a	5b	6	7	8	9	10	11		12	
Tidworth and Ludgershall Market Town																	
553	Land at Empress Way	c.188	--	-	--	-	-	-	-	-	-	++	-	-	+	+	Yes

Site 553 – Land at Empress Way

Site Overview

- 7.8.5 This site option is located on the southern edge of Ludgershall. With an area of 14.89ha the site has a potential capacity of approximately 188 dwellings, outside the parts of the site which already have planning permission; however, mitigation might reduce this number.

Assessment Results

- 7.8.6 No major adverse effects have been identified in relation to this site.
- 7.8.7 The assessment has identified two moderate adverse effects. The site comprises an area of greenfield land and a former garden centre site with boundary hedgerows. Protected species may be present and therefore ecological assessment would be required. HRA screening has identified that development could contribute towards impacts on the Salisbury Plain SPA and the River Avon SAC therefore appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity; infrastructure capacity has been identified as a potential issue which may require reinforcement and would need to be investigated. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and potential impacts of increased water abstraction will need to be considered further through appropriate assessment (SA Obj. 3).
- 7.8.8 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA, there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). While the site is located in the Flood Zone 1, a Flood Risk Assessment would be required due to its size. The feasibility of using SuDS should also be investigated (SA Obj. 5b). The site is located approximately 200m from the boundary of the Ludgershall Conservation Area and within 500m of several Scheduled Monuments, however is separated from these features by existing development therefore it is unlikely that development on this site would have a negative impact on these heritage assets. The archaeological potential of the site is 'low/medium' however as a precautionary measure, an archaeological assessment would be required (SA Obj. 6).
- 7.8.9 Minor adverse effects are also identified as development of the site for housing may have an urbanising effect on this part of Ludgershall and there may be some effects on the local public rights of way network. However, the site is sufficiently large to allow for appropriate mitigation measures designed to bolster greenspace/habitat connectivity and screen views into the site and to retain / enhance the public rights of way (SA Obj. 7). There is limited capacity at existing primary schools, which would limit the number of additional new homes to be allocated to approximately 150 houses. An additional school would be required to cover the capacity requirements if significant further development was proposed. Secondary school provision would also need to be increased (SA Obj. 9). Overall the development of the site will generate additional traffic and will result in the need to use private cars to reach services in other towns nearby. There is also a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated (SA Obj. 10).
- 7.8.10 The assessment has also identified two minor and one moderate beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified

need for affordable housing (SA Obj. 8). Minor beneficial effects have been identified as development of the site for housing could contribute to the local economy through use of local shops and services and directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

- 7.8.11 This is the only site assessed in Tidworth and Ludgershall Market Town at Stage 3. Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

- 7.8.12 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

- 7.8.13 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 553 – Land at Empress Way

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Options which should not be given further consideration:

- There are no sites which should not be considered further in this area of search.

7.9 Tisbury Community Area

Introduction

- 7.9.1 The two site options under consideration in the Tisbury Community Area have been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of sites stage).
- 7.9.2 Figure 7.14 shows the location of the sites under consideration.
- 7.9.3 The assessment scores summary for all site options is presented in Table 7.8. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.
- 7.9.4 A number of common effects have been identified across all three sites. These are:
- Minor adverse effects (where mitigation is considered achievable) relating to biodiversity (SA Obj. 1);
 - Moderate adverse effects (of problematic mitigation) on water resources (SA Obj. 3);

- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects associated with impacts on climate change (SA Obj. 5a) and moderate adverse effects in terms of vulnerability to climate change (Sa Obj. 5b);
- Moderate adverse effects relating to heritage assets (SA Obj. 6);
- Major adverse effects relating to landscape where mitigation is not considered achievable (SA Obj. 7);
- Moderate adverse effects relating to primary school provision as the ability to extend the primary school to accommodate additional pupils is unknown at present (SA Obj. 9).
- Beneficial effects through providing an increase in affordable housing provision (SA Obj. 8), contributing to the local economy through use of local shops and services once built (SA Obj. 11), and the generation of employment locally (SA Obj. 12).

7.9.5 A discussion of the assessment results for each site option is presented below.

7.9.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.9.19. Sites 3449 and 3450 should not be considered further. Based on the consideration of the sustainability appraisal and wider factors, none of the sites have been taken forward by Wiltshire Council for consideration at Stage 4.

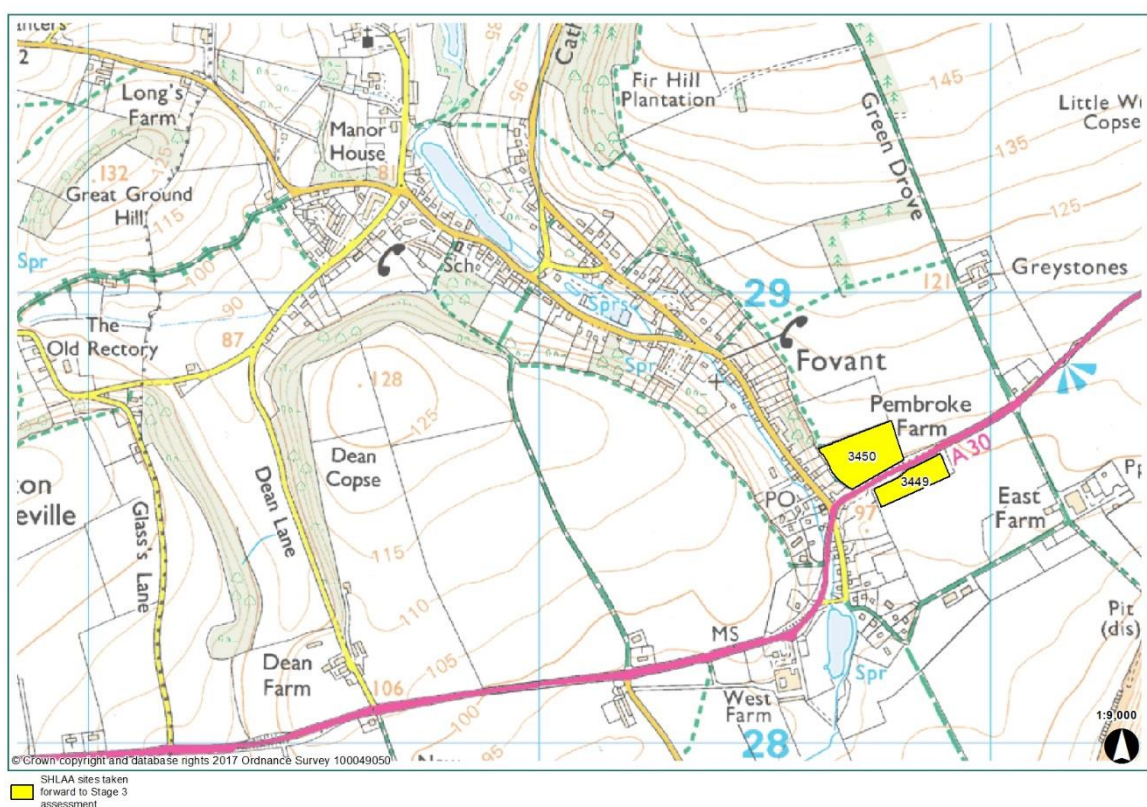


Figure 7.14. Fovant

Table 7.8. Tisbury Community Area - Summary of Scores of Site Options Assessments

Area of search: Tisbury Community Area															Is site proposed for Stage 4?		
Site Ref	Site name	Site capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11		12	
Fovant																	
3449	Badges View	c.20	-	-	--	-	-	--	--	--	---	++	--	--	+	+	No
3450	Land at Pembroke Farm	c.38	-	--	--	-	-	--	--	--	---	+++	--	-	++	+	No

Site 3449 – Badges View, Fovant

Site Overview

- 7.9.7 This site option is located in the village of Fovant. With an area of 0.8ha the site has a potential capacity for approximately 20 dwellings; however, mitigation might reduce this number.

Assessment Results

- 7.9.8 One major adverse effect has been identified for this site. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Adverse effects from development on the AONB would occur and mitigation in the form of landscaping would be incongruous and out of character (SA Obj. 7). Mitigation is not considered achievable.
- 7.9.9 Five moderate adverse effects have been identified. The site is located within Groundwater Source Protection Zone 3 and in proximity to a tributary of the River Avon, so there is potential for surface water pollution caused by surface water run-off. Provision of SuDS and attenuation measures may be problematic due to the prevailing geology (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would need to be undertaken (SA Obj. 5b). The site lies some 60m to the east of the designated Fovant Conservation Area (southern section) and some 600m north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. This site has medium archaeological potential and it has been evaluated and there is a possible medieval settlement in the vicinity; an archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from the development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9). The village centre is within walking distance and offers a limited range of services and facilities, although there is a lack of pedestrian facilities along the A30. Overall, residential development would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).
- 7.9.10 The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).
- 7.9.11 The assessment has also identified a moderate beneficial effect. The site would increase affordable housing provision in Fovant (SA Obj. 8). Two minor beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of the local village shop/post office and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

- 7.9.12 Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Site 3450 – Land at Pembroke Farm, Fovant

Site Overview

- 7.9.13 This site option is located in the village of Fovant. With an area of 1.6ha the site has capacity for approximately 38 dwellings, although mitigation measures could reduce this number.

Assessment Results

- 7.9.14 One major adverse effect has been identified. The site is located in the Cranbourne Chase and West Wiltshire Downs AONB. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate (SA Obj. 7).
- 7.9.15 Five moderate adverse effects are identified through the assessment of this site. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. Development of the land will also result in the inevitable loss of greenfield land (SA Obj. 2). The site is located in Groundwater Source Protection Zone 3 and a nearby watercourse drains into the River Avon. There is potential for surface water pollution from development and mitigation could be problematic. Groundwater sensitivities are present locally due to the underlying geology and this may impact the effectiveness of SuDS (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would be required (SA Obj. 5b). The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site. There is potential for development in this location to impact upon the setting of the identified heritage features and a Heritage Impact Assessment would be required. The site also has medium archaeological potential, with a possible medieval settlement in the vicinity and therefore archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9).
- 7.9.16 The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre. Overall residents would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

- 7.9.17 The assessment has also identified a major beneficial effect as the site would boost affordable housing provision in Fovant (SA Obj. 8). A moderate benefit is identified in terms of contributing to the local economy through the increased use of the local village shop/post office and services once built (SA Obj. 11) and a minor benefit in terms of the direct and indirect generation of construction employment (SA Obj. 12).
- 7.9.18 Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Conclusions & Recommendations

- 7.9.19 The aim of this assessment exercise has been threefold:
- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
 - Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
 - Identification of options which should not be given further consideration.
- 7.9.20 The following conclusions and recommendations have been reached:
- More sustainable options for development:**
- No sites in this area of search are assessed as more sustainable
- Less sustainable site options for development:**
- No sites in this area of search are assessed as less sustainable
- Options which should not be given further consideration:**
- Site 3449 – Badges View, Fovant
 - Site 3450 – Land at Pembroke Farm, Fovant

7.10 Trowbridge Principal Settlement

Introduction

- 7.10.1 The 12 site options under consideration in Trowbridge Principal Settlement have been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 7.10.2 Figure 7.15 shows the location of the sites under consideration.
- 7.10.3 The assessment scores summary for all site options is presented in Table 7.9. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1. **For all sites additional information has been added regarding Historic Landscape Classification to SA Objective 6; this has not affected the scoring against this objective, and therefore no changes to the assessments below have been necessary.**
- 7.10.4 A number of common effects have been identified across all sites in this area of search. These are:
- Minor adverse effects (where mitigation is considered achievable) on the use and management of water resources in a sustainable manner (SA Obj. 3);

- Minor adverse effects associated with the potential impacts on climate change (SA Obj. 5a);
- Moderate adverse effects (with mitigation considered to be problematic) with regards to social inclusion (SA Obj. 9); and
- Minor benefits associated with employment opportunities (SA Obj. 12)

7.10.5 A discussion of the assessment results for each site option is presented below.

7.10.6 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.10.87.

7.10.7 Sites 613, 297, 263, 1021, 3260 and 298 are considered more sustainable in this area of search. Site 293 and Site 3565 are considered to be less sustainable sites. Sites 261, 262, 256 and 292 should not be considered further in the site selection process due to the identification of major adverse effects.

7.10.8 All of the 6 more sustainable sites, together with Sites 3565 and 293 have been taken forward by Wiltshire Council for further consideration in Stage 4.

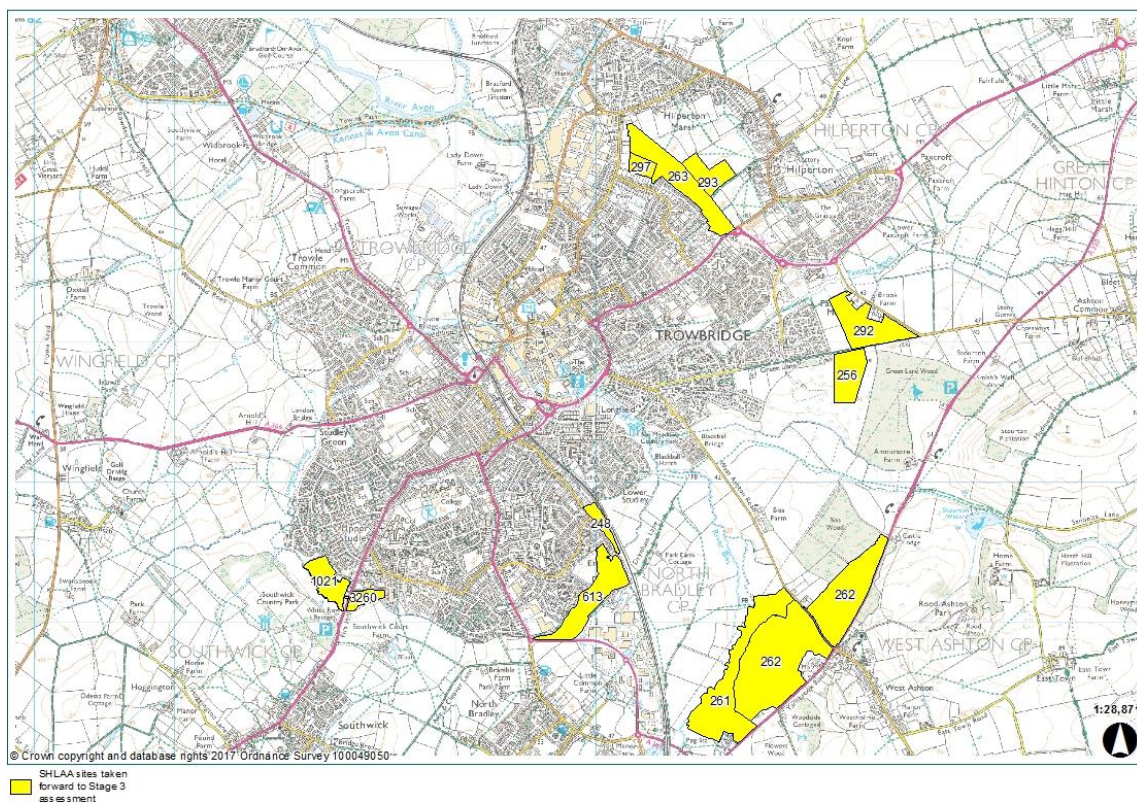


Figure 7.15. Trowbridge

Table 7.9. Trowbridge Principal Settlement - Summary of Scores of Site Options Assessments

Area of search: Trowbridge Principal Settlement																
Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Trowbridge Town																
613	Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	c.274-231	--	-	-	-	-	-	-	-	+++	--	-	++	+	Yes
261	Land at Lower Biss Farm	c.155	---	--	-	--	-	--	-	--	++	--	--	+	+	No
262	Land west of Yarnbrook Road (A350)	c.747-743	---	--	-	--	-	--	-	--	+++	--	--	++	+	No
256	Land south of Green Lane, Trowbridge	c.167-102	---	-	-	-	-	--	-	-	++	--	-	+	+	No
292	Land north of Green Lane	c.155 [c.250 overall]-170	---	-	-	-	-	-	-	-	++	--	-	+	+	No
297	Elizabeth Way	c.51	--	-	-	-	-	-	-	-	+	--	-	+	+	Yes
263	Elizabeth Way	c.212-204	--	--	-	-	-	-	-	-	+++	--	-	++	+	Yes
293	Land to the east of Elizabeth Way	c.121	--	--	-	-	-	-	--	--	++	--	-	+	+	Yes
1021	Church Lane	c.95	--	-	-	-	-	-	--	--	+	--	-	+	+	Yes

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Area of search: Trowbridge Principal Settlement																	
Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed		
3260	Upper Studley	c.52	--	-	-	-	-	-	-	-	-	+	--	-	+	+	Yes
298	Land off A363 at White Horse Business Park	c.338	--	--	-	-	-	-	-	-	+++	--	--	+++	+	Yes	
3565	Land east of the A361 at Southwick Court	c.280	--	--	-	-	-	--	--	+++	--	-	++	+	Yes		

Site 613 – Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)

Site Overview

- 7.10.9 This site option is located in the town of Trowbridge. With an area of 14.95ha, the site has a capacity for approximately ~~231~~ 274 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.10.10 No major adverse effects have been identified in relation to this site.
- 7.10.11 Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. However, other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park (Wiltshire Core Strategy, Core Policy 29). The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified. Mitigation will also be required to improve patient capacity at GP surgeries (SA Obj. 9).
- 7.10.12 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated. Existing foul sewerage infrastructure crosses the site and statutory easements would therefore need to be sought (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and / or ordinary watercourses. That said, the land is reported to be prone to surface water ponding/flooding. A Flood Risk Assessment would be required and the feasibility of utilising Sustainable Drainage Systems should be investigated (SA Obj. 5b).
- 7.10.13 Minor adverse effects have also been identified as although development of the site should not adversely affect designated heritage assets, the setting of Grade II Drynham Lane Farmhouse would need careful consideration in the design of the development and a Heritage Impact Assessment a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application would be required. Archaeological potential of the site is medium and therefore an archaeological assessment would be required (SA Obj. 6). Whilst the loss of greenfield land would alter the character and appearance of the site and introduce a moderate urbanising effect to the south-west Trowbridge, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is sustainably located on the edge of the town, with access to local/town centre services and facilities.

However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

- 7.10.14 The assessment has also identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). A moderate positive effect is assessed as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11), and the generation of direct and indirect construction employment could result in a minor positive effect.
- 7.10.15 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 261 – Land at Lower Biss Farm

Site Overview

- 7.10.16 This site option is located in the town of Trowbridge. With an area of 21.21ha, the site has a capacity for approximately 155 dwellings in total; although mitigation measures could reduce this number.

Assessment Results

- 7.10.17 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).
- 7.10.18 Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the site's suitability for housing development. The site is considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, the site is located over 4km away from key services which will result in an increase local commuter traffic, which may impact on local air quality. Due to the size of the development and its location, this site is considered to have a moderate adverse effect on air quality (SA Obj. 4). The site is located within Flood Zones 1, 2 and 3 associated with the River Biss. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. Any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures. A Flood Risk Assessment would be required (SA Obj. 5b).
- 7.10.19 Moderate adverse effects have also been identified as development of the site would alter the character and appearance of the site/immediate area and have an urbanising effect on Yarnbrook. The site is isolated and would extend into open countryside (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally and development of this site would significantly increase pressure on these facilities; a new primary and secondary school would be required (SA Obj. 9). Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance

issues associated with the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 10).

- 7.10.20 The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site has low sensitivity in terms of historic landscape character. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).
- 7.10.21 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, however it is not considered to be in the most sustainable of locations (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.22 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 262 – Land west of Yarnbrook Road (A350)

Site Overview

- 7.10.23 This site option is located in the town of Trowbridge. With an area of 49.78ha, the site has capacity for approximately ~~747~~ **743** dwellings in total; although mitigation measures could reduce this number.

Assessment Results

- 7.10.24 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).
- 7.10.25 Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation and therefore any development would need work with the proposals for the Ashton Park development. In addition, the land is planned, in part, to be used for the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. Given the size of this development and proximity to the proposed Yarnbrook and West Ashton Relief Road, the development could have adverse local impacts on air quality (SA Obj. 4). The site is located within Flood Zone 1, but abuts Flood Zones 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water / fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b).

- 7.10.26 Moderate adverse effects have also been identified as development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally. Given its size, development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary schools (SA Obj. 9). The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the Ashton Park Strategic Allocation site is built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues (SA Obj. 10).
- 7.10.27 The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6).
- 7.10.28 The assessment has identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate and one minor beneficial effect - development of the site for housing could contribute to the local economy through use of local shops and services resulting in a moderate positive effect (SA Obj. 11) and would have a minor positive effect through the generation of direct and indirect construction employment (SA Obj. 12).
- 7.10.29 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 256 – Land south of Green Lane, Trowbridge

Site Overview

- 7.10.30 This site option is located in the town of Trowbridge. With an area of 7.42ha, the site has a capacity for approximately ~~467~~ 102 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.10.31 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane

Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

- 7.10.32 Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to the influence that development of this site may have on the wider River Biss catchment. Consideration would be required of the site in relation to long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of Sustainable Drainage Systems. A flood risk assessment would be required (SA Obj. 5b). There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).
- 7.10.33 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent to the site. However, archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, including extending the urbanising effect created by the Castlemead development, however such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, the development is likely to result in an increase in car journeys (SA Obj. 10).
- 7.10.34 The assessment has also identified two moderate beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect is identified as development of the site would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.35 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 292 – Land north of Green Lane, Trowbridge

Site Overview

- 7.10.36 This site option is located in the town of Trowbridge. With an area of 11.35ha, the site has capacity for approximately ~~170~~ 250 dwellings overall; although mitigation measures could reduce this number.

Assessment Results

- 7.10.37 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods

core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

- 7.10.38 One moderate adverse effect has been identified. There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).
- 7.10.39 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. Geological/soil conditions may preclude the use of Sustainable Drainage Systems, however, such measures should be investigated. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. However, the site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve / maintain Green Lane as a hedge-lined bridleway (SA Obj. 7).
- 7.10.40 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities (SA Obj. 10). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.41 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 297 – Elizabeth Way

Site Overview

- 7.10.42 This site option is located in the town of Trowbridge. With an area of 2.24ha, this site has a capacity for approximately 51 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.10.43 No major adverse effects have been identified for this site.

- 7.10.44 Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The development of land in the 'Hilpertan Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).
- 7.10.45 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Consideration will however need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required. Consideration should also be given to the use of Sustainable Drainage Systems (SA Obj. 5b).
- 7.10.46 Minor adverse effects have also been identified as the site has medium sensitivity in terms of historic landscape character. The setting of nearby Grade II listed buildings would need to be evaluated through a ~~Heritage Impact Assessment~~ **a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.** The site has medium archaeological potential and therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, trips to nearby towns would likely involve the use of private car (SA Obj. 10).
- 7.10.47 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs, especially if comprehensively planned with neighbouring sites (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).
- 7.10.48 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 263 – Elizabeth Way

Site Overview

- 7.10.49 This site option is located in the town of Trowbridge. With an area of 14.14ha, this site has a capacity for approximately 242 ~~204~~ dwellings; although mitigation measures could reduce this number. **The site (along with site 297) should be considered alongside site 293 insofar as they form a contiguous tract of land to the immediate west of Elizabeth Way.**

Assessment Results

- 7.10.50 No major adverse effects have been identified for this site.
- 7.10.51 Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land, some of which may be Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield sites 297/293 on the eastern edge of the town. As such, any proposals to develop the land **(to the west of Elizabeth Way)** for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). The development of **land known locally as** in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).
- 7.10.52 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b).
- 7.10.53 Further minor adverse effects have been identified as the site has medium sensitivity in terms of historic landscape character. It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, **a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and** study of their setting ~~should~~ **would be required to support any subsequent planning application** ~~be undertaken~~. Archaeological potential of the site is medium and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area and add to the urbanising effect created by Elizabeth Way, but

such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips (SA Obj. 10).

- 7.10.54 The assessment has identified one major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate beneficial effect, as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and a minor beneficial effect as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.55 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 293 – Land to the east of Elizabeth Way

Site Overview

- 7.10.56 This site option is located in the town of Trowbridge. **The site is effectively divided into two parcels by the recently constructed road - Elizabeth Way. Land to the immediate east of the highway carriageway is considered to form part of the setting of the village of Hilperton. Whereas land to the immediate west of the road relates well to the adjoining SHLAA sites - 263/297.** With an area of 5.38ha, this site has a capacity for approximately 121 dwellings; although mitigation measures could reduce this number.

Assessment Results

- 7.10.57 No major adverse effects have been identified for this site.
- 7.10.58 Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the loss of Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield sites 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). Development of this site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. A **detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council)** ^{Heritage Impact Assessment would be required.} The site also has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development **to the immediate east of the Elizabeth Way** would alter the character and appearance of the site / immediate area and add to the urbanising effect created by ~~Elizabeth Way~~ **the road. However, development to the west of the road would be holistically associated with the wider development of SHLAA sites 263/297.** Development of **land to the east of the road** ~~this site~~ is considered to represent a significant encroachment into the 'Hilperton Gap' and would be problematic to mitigate (Obj. 7). ~~The Development of land in the 'Hilperton Gap'~~ would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at

Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

- 7.10.59 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips and there are potentially junction/link capacity issues (SA Obj. 10).
- 7.10.60 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could have a minor positive contribution to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.61 Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Site 1021 – Church Lane

Site Overview

- 7.10.62 This site option is located in the town of Trowbridge. With an area of 5.92ha, the site has a capacity for approximately 95 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.10.63 No major adverse effects have been identified for this site.
- 7.10.64 Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The setting of the listed St John's Church would need to be protected and, where possible, enhanced. **A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).**
- 7.10.65 The site has medium to high archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. Effects are considered to be moderate adverse given the site's character and function as a landscape buffer (SA Obj. 7 While primary school places requirements could

be met, secondary school capacity will likely be reached by 2020 and mitigation would therefore be required. There is also a GP surgery capacity deficit locally (SA Obj. 9).

- 7.10.66 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity – any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. A Flood Risk Assessment would be required. If feasible, Sustainable Drainage Systems would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates (SA Obj. 5b). The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).
- 7.10.67 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.68 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3260 – Upper Studley

Site Overview

- 7.10.69 This site option is located in the town of Trowbridge. With an area of 2.33ha, the site has a capacity for approximately 52 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.10.70 No major adverse effects have been identified for this site.
- 7.10.71 Two moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is in the catchment of Studley Green Primary School which is a large site and would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified. There is also a GP surgery capacity deficit locally (SA Obj. 9).
- 7.10.72 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality

impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. Consideration would need to be given to managing the risk of flooding from all sources. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. **A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).**

- 7.10.73 Archaeological potential of the site is medium to high and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would extend the urbanising effect of Silver and Spring Meadows on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. However, impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).
- 7.10.74 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.75 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 298 – Land off A363 at White Horse Business Park

Site Overview

- 7.10.76 This site option is located in the town of Trowbridge. With an area of 23ha, the site has a capacity for approximately 338 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.10.77 No major adverse effects have been identified for this site.
- 7.10.78 Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC (SA Obj. 1). The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. In the absence of information on the soils quality of the land, given the size of this site development would result in the loss of agricultural land and, if this were to be best and most versatile agricultural land this would likely be problematic to mitigate (SA Obj. 2). There is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site

will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge area. There are also issues with patient capacity at local GP surgeries (SA Obj. 9). Although essentially situated on the very outer edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. However despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network and given the size of the site this is likely to result in a moderate adverse effect (SA Obj. 10).

- 7.10.79 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site lies in Flood Zone 1. Careful planning will be required to address areas of known surface water ponding, the development of the site. A Flood Risk Assessment would be required (SA Obj. 5b). The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church **and Little Common Farm** are situated within the site area, **and important heritage farmsteads are situated to the north and south of the site. A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.** A Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).
- 7.10.80 Development of the site for housing would result in an urbanising effect however whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7).
- 7.10.81 The assessment has also identified two major beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).
- 7.10.82 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3565 – Land east of the A361 at Southwick Court

Site Overview

- 7.10.83 This site option is located in the town of Trowbridge. With an area of 17.6ha, the site has a capacity for approximately ~~280~~ **237** dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.10.84 No major adverse effects have been identified for this site.
- 7.10.85 Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage.

Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site will result in the loss of greenfield / agricultural land. Given the size of the site, in the absence of information on the soils quality of the land this could result in the loss of best and most versatile agricultural land which would likely be problematic to mitigate (SA Obj. 2). The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains a number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. A **detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council)** Heritage Impact Assessment and archaeological assessment **would be required to support any subsequent planning application** ~~would be required~~ (SA Obj. 6). The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court. Development of the site would lead to an urbanising effect. The stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic (SA Obj. 7). There are capacity issues in local primary schools. Additional secondary schools may also need to be built as development of approximately 280 dwellings would put significant pressure on existing secondary schools (SA Obj. 9).

7.10.86 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. However, it will be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b). The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

7.10.87 The assessment has also identified a major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also have a moderate beneficial contribution to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

7.10.88 Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Conclusions & Recommendations

7.10.89 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

7.10.90 The following conclusions and recommendations are reached:

More sustainable sites for development:

- Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)
- Site 297 – Elizabeth Way
- Site 263 – Elizabeth Way
- Site 1021 - Church Lane
- Site 3260 - Upper Studley
- Site 298 - Land off A363 at White Horse Business Park

Less sustainable sites for development:

- Site 293 - Land to the east of Elizabeth Way
- Site 3565 - Land east of the A361 at Southwick Court

Sites which should not be considered further:

- Site 261 - Land at Lower Biss Farm
- Site 262 - Land west of Yarnbrook Road (A350)
- Site 256 - Land south of Green Lane, Trowbridge
- Site 292 - Land north of Green Lane

7.11 Warminster Community Area Remainder

Introduction

7.11.1 Eight site options **originally** under considered in Warminster Community Area ~~have been~~ **were** assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.11.2 **Following pre-submission consultation, the following changes were made in this Community Area Remainder:**

- **One new site passed Stage 2 of the Council's site selection process and was added in Heytesbury – OM004 - Land west of Heytesbury adjacent to Greenlands**
- **Site 3486 - Heytesbury Park, Heytesbury – amendments to the baseline data have been made to SA Objective 9 in the assessment of this site presented in Annex I; this has not resulted in a change to the assessment score.**

7.11.3 Figures 7.16, 7.17 and 7.18 show the location of the sites under consideration.

7.11.4 The assessment scores summary for all site options is presented in Table 7.10. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.11.5 A number of common effects have been identified across all three sites. These are:

- Minor adverse effects (where mitigation is considered achievable) relating to efficient and effective use of land (SA Obj. 2);
- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects associated with impacts on climate change (SA Obj. 5a);

7.11.6 A discussion of the assessment results for each site option is presented below.

7.11.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.11.56. Only sites 316 and 3203 are considered more sustainable within this area of search. It is recommended that the remaining sites are not considered further in the site selection process due to the identification of major adverse effects.

7.11.8 Based on the consideration of the sustainability appraisal and wider factors, Site 316 and Site 3203 are the only sites that have been taken forward by Wiltshire Council for consideration in Stage 4 of the site selection process.

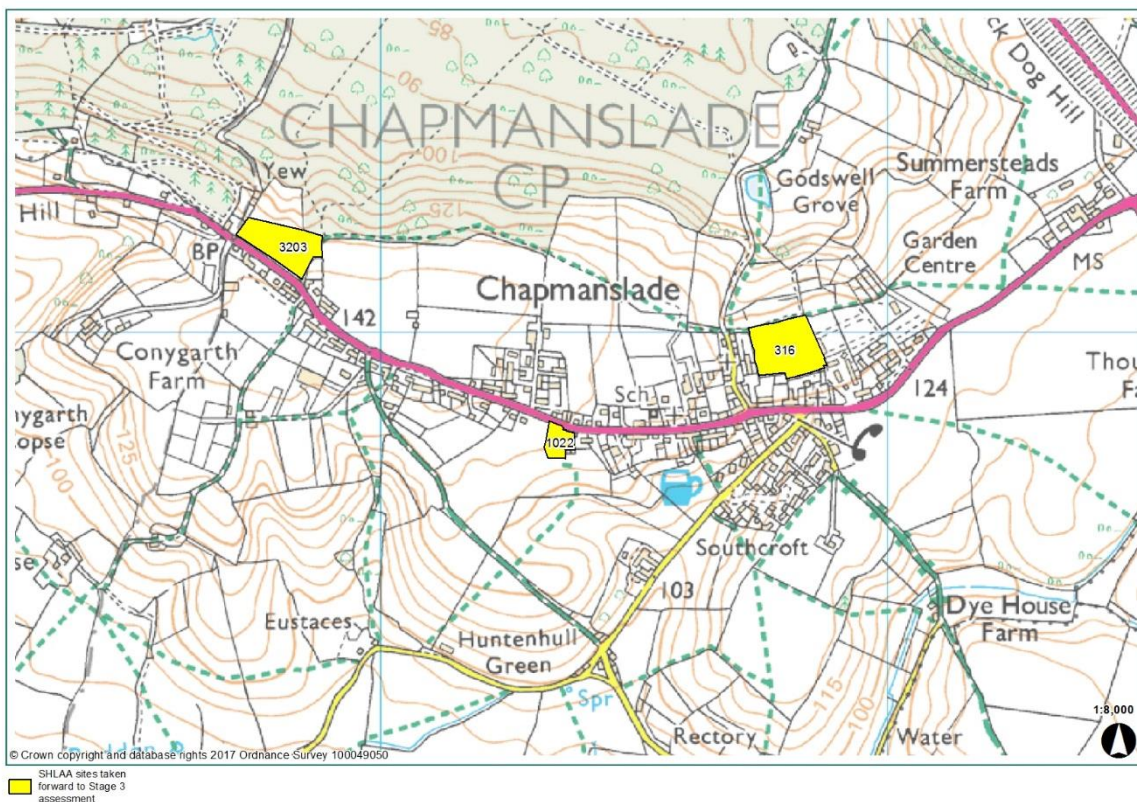


Figure 7.16. Chapmanslade

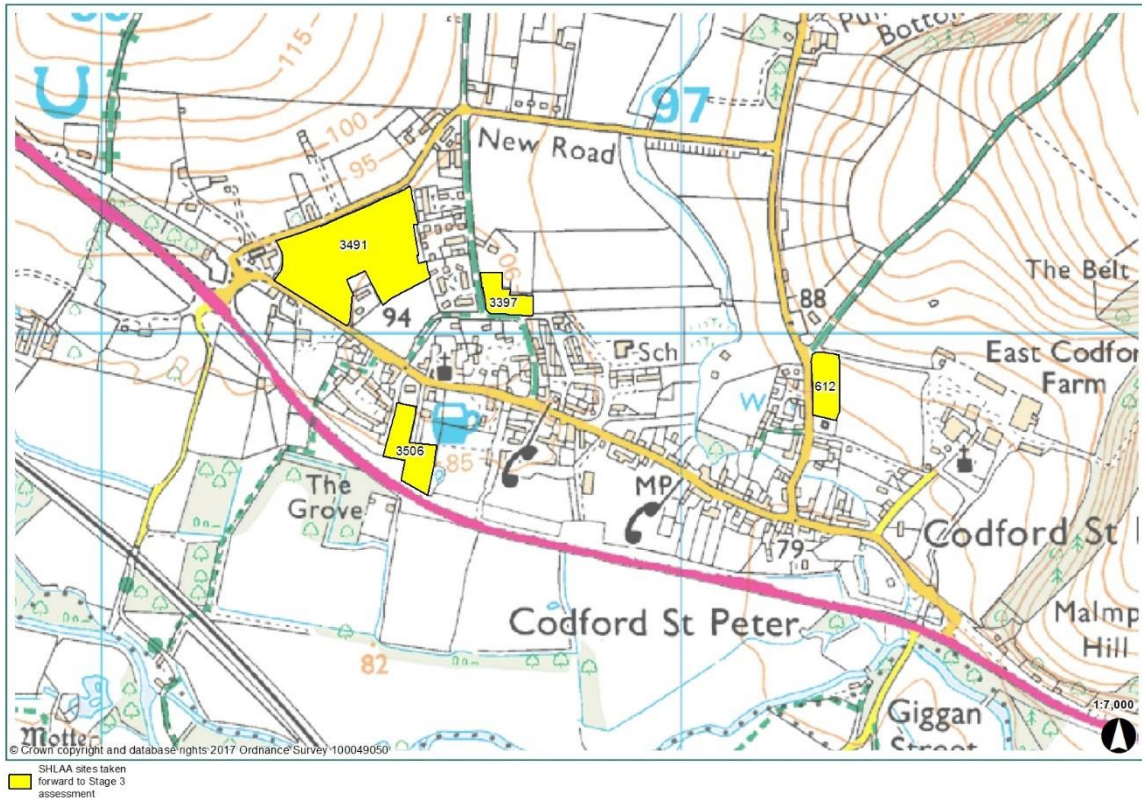


Figure 7.17. Codford

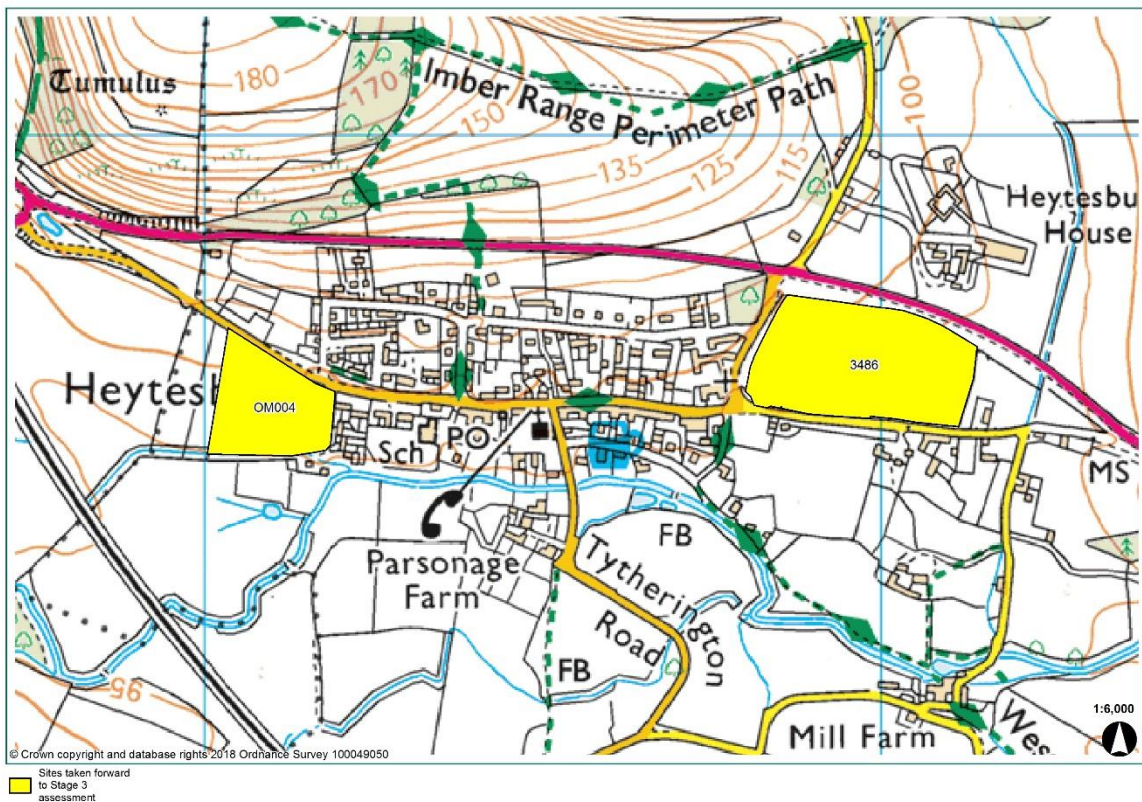


Figure 7.18. Heytesbury

Table 7.10. Warminster Community Area - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Chapmanslade																
316	Barthers Farm	c.32	-	-	--	-	-	--	-	-	+++	-	-	++	+	Yes
1022	Green Farm Industrial Estate and adjacent land	c.87	-	-	--	-	-	--	-	-	+	-	-	---	---	No
3203	Land at North West Chapmanslade	c.26	--	-	--	-	-	-	--	--	+++	-	-	++	+	Yes
Codford																
612	Chitterne Road	c.12	---	-	-	-	-	-	-	--	++	--	--	+	+	No
3397	Bury Farmyard, Green Lane	c.10	---	-	-	-	-	-	-	-	++	--	--	+	+	No
3491	Mayflower Farm	c.78	---	-	-	-	-	-	--	+++	--	-	++	+	No	
3506	Manor House Grounds	c.18	---	-	-	-	-	-	--	++	--	--	+	+	No	
Heytesbury																
3486	Heytesbury Park	c.108 <u>112</u>	---	-	--	-	-	-	--	--	+++	--	-	+++	+	No
<u>OM004</u>	<u>Land west of Heytesbury adjacent to Greenlands, Heytesbury</u>	<u>c.61</u>	---	-	--	-	-	-	-	-	+++	--	-	++	+	<u>No</u>

Site 316 – Barbers Farm, Chapmanslade

Site Overview

- 7.11.9 This site option is located in the village of Chapmanslade. With an area of 1.35ha the site has a potential capacity for approximately 32 dwellings; although mitigation measures may reduce this number.

Assessment Results

- 7.11.10 No major adverse effects have been identified for this site.
- 7.11.11 Two moderate adverse effects have been identified. Development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area would require further assessment. Further assessment of foul drainage capacity, in particular storm water and surface water drainage is required. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). Although the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, a Flood Risk Assessment would be required to support a planning application. Storm/surface water drainage may be problematic and could lead to surface water flooding on site and elsewhere, and contribute to surface water runoff of pollution. Pollution prevention measures would be required. As for SA Obj. 3, the implementation of a Sustainable Drainage System would need to be investigated (SA Obj. 5b).
- 7.11.12 The assessment has identified a range of minor adverse effects. The site is currently used as nursery grounds with mature trees/hedgerows along the boundaries. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There is the potential for protected species including grass snake, bat and Great Crested newt, therefore ecological assessment would be required (SA Obj. 1). The site is located on previously developed land and therefore should be screened for contamination and any necessary mitigation measures identified (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets, however it is unlikely that any impact would be significant. There is medium archaeological potential. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area. Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP14 passes along the northern boundary of the site; assuming this right of way remains open during construction and operation, no adverse effects are likely (SA Obj. 7). Given the proposed scale of development (approximately 74 units), there may be some adverse effects from additional pressure on local facilities. The primary school is forecast to remain nearly at capacity but could accommodate limited growth. The secondary school currently has some surplus places; although these may fill as a result of other approved housing in the area, the school could be expanded when necessary (SA Obj. 9). Pedestrian facilities link the site with services and facilities in the village, however development will inevitably increase private car journeys for higher order services (SA Obj. 10).
- 7.11.13 The assessment has also identified a major beneficial effect. The site would have the potential to significantly boost the supply of homes and affordable housing provision in the

village of Chapmanslade (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and a minor beneficial effect is attributed to the direct and indirect generation of construction employment from development (SA Obj. 12).

- 7.11.14 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

Site Overview

- 7.11.15 This site option is located in the village of Chapmanslade. With an area of 0.31ha the site has a potential capacity for approximately 8 7 dwellings; however, mitigation measures might reduce this number.

Assessment Results

- 7.11.16 Two major adverse effects have been identified for this site. The site is located on an active small industrial estate and would result in the loss of some employment from the village, which is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, development of the site for housing would result in the loss of existing employment and loss of employment land, which is contrary to the Wiltshire Core Strategy (SA Obj. 12).
- 7.11.17 Two moderate adverse effects have been identified. Development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed. Storm/surface water could not be discharged into the foul drainage system and could result in flooding issues, therefore further assessment would be required. The site is located within Groundwater Source Protection Zone 2C which could result in pollution of surface water (SA Obj. 3). The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. A Flood Risk Assessment would be required. The feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process should be investigated (SA Obj. 5b).
- 7.11.18 The assessment has identified a range of minor adverse effects. The site is a small industrial estate, however has hedgerows (UK BAP Priority Habitat) on the site boundary and the site is located within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. Ecological assessment would be required (SA Obj. 1). The site is located on previously developed land comprising operational small industrial estate. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). There are several grade II listed buildings located to the east of the site, however the site is separated from these assets by existing development and vegetation and it considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Nonetheless, a Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore an archaeological

assessment would be required (SA Obj. 6). Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP8 passes through the site; however, safeguarding or providing a suitable diversion would mitigate impacts (SA Obj. 7). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There local primary school is nearly at capacity, however considering the small scale of development (approximately 8 units) it could be accommodated. The catchment secondary school has some capacity and though this might get filled due to other development in the area, it is considered possible to expand the school (SA Obj. 9). Pedestrian facilities link the site with nearby services and facilities in Chapmanslade, however, accessing a wider variety of services in higher order settlements will generate increased private vehicle journeys (SA Obj. 10).

- 7.11.19 The assessment has also identified one minor beneficial effect. The site would have the potential to boost the supply of homes in the area and has some potential to deliver affordable units alongside open market units (SA Obj. 8).
- 7.11.20 Given the major adverse effects associated with the loss of employment land, it is recommended that this site is not considered further in the site selection process.

Site 3203 – Land at North West Chapmanslade

Site Overview

- 7.11.21 This site option is located in the village of Chapmanslade. With an area of 1.78ha the site has a potential capacity for approximately 26 dwellings; however, mitigation measures may reduce this number.

Assessment Results

- 7.11.22 No major adverse effects have been identified.
- 7.11.23 Four moderate adverse effects have been identified for the site. The site is adjacent to Black Dog Woods County Wildlife Site (ancient woodland); the site has potential to provide habitats for protected species. Ecological assessment would be required to accurately assess the extent of likely impacts on species and habitats (SA Obj. 1). Development would result in an increased demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction require further assessment. Further assessment is also required in respect of foul drainage. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). The site is located close to a listed building, and development would affect the setting of this building and the historic form of the village which could be problematic to mitigate. The archaeological potential of the site is medium. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area however, the site has a strong landscape character and is in good condition. The site is of a steep gradient, sloping down to Black Dog Woods. Given views into the site, it is considered that housing development would result in potential adverse landscape and visual impacts that would be problematic to mitigate (SA Obj. 7).
- 7.11.24 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses; however, parts of the

site do flood and due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There is limited capacity for growth in the catchment primary school however limited growth could be accommodated (up to around 15 dwellings). The secondary school has some capacity; although this is expected to be filled due to other development, the school could be expanded (SA Obj. 9). The site is located in the north of Chapmanslade and within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

- 7.11.25 The assessment has also identified several beneficial effects. A major beneficial effect is identified as the site has the potential to boost the supply of a range of homes and affordable housing provision in the village (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and the direct and indirect generation of construction employment would have a minor benefit (SA Obj. 12).
- 7.11.26 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 612 – Chitterne Road, Codford

Site Overview

- 7.11.27 This site option located in the village of Codford. With an area of 0.52ha the site has a potential capacity for approximately 12 dwellings; however, mitigation measures could reduce this number.

Assessment Results

- 7.11.28 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).
- 7.11.29 Three moderate adverse effects have been identified for this site. The site is within the Cranborne Chase AONB and the site is visible from numerous areas within the surrounding countryside. Only a comprehensive and robust scheme of mitigation and enhancement measures could potentially address the likely landscape and visual impacts (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). Pedestrian facilities linking proximate services in Codford are lacking and there is limited potential to increase accessibility to the centre of the village. It is likely that development would have a reliance on private vehicles to access higher order facilities (SA Obj. 10).
- 7.11.30 A range of minor adverse effects have been identified for this site. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional

water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site which may lead to localised surface water flooding although mitigation is considered achievable (SA Obj. 5b). A Grade II listed building is in proximity of the site. Development would have a minimal effect on the setting of this historic asset and could be mitigated through appropriate design and siting. Nonetheless, a Historic Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6).

- 7.11.31 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.11.32 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3397 – Bury Farmyard, Green Lane, Codford

Site Overview

- 7.11.33 This site option is located in the village of Codford. With an area of 0.43ha the site has a potential capacity for approximately 10 dwellings; however, mitigation measures may reduce this number.

Assessment Results

- 7.11.34 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).
- 7.11.35 Two moderate adverse effects have been identified for this site. While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). While some facilities are in proximity of the site there are no pedestrian facilities along Green Lane and there is limited opportunity to increase accessibility to the village centre. Development will be reliant on the use of private vehicles to access services (SA Obj. 10).
- 7.11.36 The assessment has also identified a range of minor adverse effects. The site is located on previously developed land, comprising two residential dwellings and ancillary farm buildings which are in a poor state of repair, as such there is a greater potential for the site to require remediation. The site should be screened for contaminated land potential (SA

- Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. A road traffic noise assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located within Flood Zone 1. There is the potential to increase flood risk elsewhere and contribute to surface water runoff pollution (SA Obj. 5b). The site is not located in close proximity to any listed buildings or Scheduled Monuments, nor within a conservation area. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. The site has a medium potential for archaeological significance, and archaeological assessment would be required (SA Obj. 6). While the site is within Cranborne Chase AONB it contains existing development in a poor state of repair and residential development of this scale would not have significantly more impact than the existing built form. Proposals would require robust mitigation and enhancement measures (SA Obj. 7).
- 7.11.37 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.11.38 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3491 – Mayflower Farm, Codford

Site Overview

- 7.11.39 This site option is located in the village of Codford. With an area of 3.46ha the site has potential capacity for approximately 78 dwellings; however, mitigation measures may reduce this number.

Assessment Results

- 7.11.40 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).
- 7.11.41 Two moderate adverse effects have been identified for this site. The site is in the Cranborne Chase AONB and does not relate well to existing built form in Codford. Views of the site are available from numerous locations in the surrounding area. Development would require substantial and robust mitigation and enhancement strategies to address the level of visual and landscape impact expected (SA Obj. 7). While the catchment

primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

- 7.11.42 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site may lead to localised surface water flooding which could increase flood risk and pollution elsewhere. Due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The site is located within close proximity to a grade II listed building; although the impact of the site on the setting of this historic asset is likely to be minimal and capable of being mitigated, a Historic Impact Assessment should nonetheless be undertaken. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is within walking distance of a number of services and facilities however overall residents would rely on private vehicles to reach a greater range of facilities in higher order settlements (SA Obj. 10).
- 7.11.43 The assessment has also identified one major beneficial effect, one moderate and one minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Moderate beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and development would generate minor benefits through direct and indirect construction employment (SA Obj. 12).
- 7.11.44 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3506 – Manor House Grounds, Codford

Site Overview

- 7.11.45 This site option is located in the village of Codford. With an area of 0.73ha this site has a potential capacity for approximately 18 dwellings; however, mitigation measures may reduce this number.

Assessment Results

- 7.11.46 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewerage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a

significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

- 7.11.47 Four moderate adverse effects have been identified for this site. The site is located in proximity to several listed buildings, including a grade II* listed church, and the development may affect the setting of these heritage assets and their significance. A Heritage Impact Assessment would be required. The archaeological potential is high and an archaeological assessment would be required (SA Obj. 6). The site is located in the Cranborne Chase AONB and views into the site are available from the surrounding open countryside. Development of the site would result in landscape and visual impacts that may only be satisfactorily mitigated with substantial and robust mitigation measures and enhancement strategies (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). The site is in walking distance of services and facilities, although there are no pedestrian facilities. There is limited potential to improve accessibility to the village centre. Future residents would be reliant on private vehicles to access a wider range of services and facilities in higher order settlements (SA Obj. 10).
- 7.11.48 Minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. A pond lies adjacent to the site. The south of the site is prone to surface water flooding therefore storm water disposal could be an issue. Development of the site may lead to localised surface water flooding. A Flood Risk Assessment would be required and the use of Sustainable Drainage Systems should be investigated (SA Obj. 5b).
- 7.11.49 The assessment has also identified one moderate and several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Minor benefits are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.11.50 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3486 – Heytesbury Park, Heytesbury

Site Overview

- 7.11.51 This site option is located in the village of Heytesbury. With an area of 4.97ha the site has a potential capacity for approximately 112 dwellings; however, mitigation measures may reduce this.

- 7.11.52 **Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation under SA Objective 9; these updates have not changed the results of the assessment.**

Assessment Results

- 7.11.53 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).
- 7.11.54 Four moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). Development of the site would likely affect the setting of the historic environment of Heytesbury, a number of listed buildings and the conservation area which adjoins the site. A Heritage Impact Assessment would be required. Archaeological potential is high and archaeological assessment would be required (SA Obj. 6). Views of the site are available from the surrounding area and conservation area. Housing development would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is publicly accessible and development of the site would result in the loss of recreational facilities (SA Obj. 7). While the catchment primary school has capacity, **there is no** GP surgery ~~has capacity issues~~ **within the village** and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).
- 7.11.55 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated (SA Obj. 5b). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).
- 7.11.56 The assessment has also identified two major and one minor beneficial effect. The major beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

- 7.11.57 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

OM004 – Land west of Heytesbury adjacent to Greenlands, Heytesbury

Site Overview

- 7.11.58 This new site was included for consideration following pre-submission consultation. This site option is located in the village of Heytesbury. With an area of 2.5ha the site has a potential capacity for approximately 61 dwellings; however, mitigation measures may reduce this.

Assessment Results

- 7.11.59 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).
- 7.11.60 Two moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic and could reduce the net developable area. The village is not served by mains sewerage systems (SA Obj. 3). The site is within reasonable proximity to the limited services and facilities in the village. The village does not have a GP Surgery and there are capacity issues at the nearest surgeries. The local primary school has some surplus places. However, secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster (SA Obj. 9).
- 7.11.61 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA. Noise impacts from the A36 and nearby railway line must be considered in detail, as well as potential dust and lighting issues (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated though may be problematic (SA Obj. 5b). There are no heritage assets within proximity of the site. The development of this site is unlikely to have adverse effects on the Heytesbury Conservation Area. The archaeological significance of the site is described as medium because there are some known features within the site and further archaeological assessments are required (SA Obj. 6). The site is outside of the AONB to the south but has inter-visibility with it. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape strategy would be a prerequisite to any

development plan (SA Obj. 7). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).

7.11.62 The assessment has also identified one major, one moderate and one minor beneficial effect as follows: The major beneficial effect is associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8); a moderate effect is anticipated on the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.11.63 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Conclusions & Recommendations

7.11.64 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options that should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites that should not be considered further.

7.11.65 The following conclusions and recommendations have been reached:

More sustainable sites for development:

- Site 316 - Barters Farm
- Site 3203 - Land at North West Chapmanslade

Less sustainable sites for development:

- No sites in this area of search are assessed as less sustainable

Sites which should not be considered further:

- Site 1022 - Green Farm Industrial Estate and adjacent land
- Site 612 - Chitterne Road
- Site 3397 - Bury Farmyard, Green Lane
- Site 3491 - Mayflower Farm
- Site 3506 - Manor House Grounds
- Site 3486 - Heytesbury Park
- OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury

7.12 Warminster Market Town

Introduction

7.12.1 Six sites were originally ~~options under~~ considered in Warminster Market Town have ~~been~~ and assessed through a sustainability appraisal (Stage 3) in order to identify more

and less sustainable sites, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.12.2 **Following pre-submission consultation, the following changes were made in this Area of Search:**

- **Updates were made to the baseline for SA Objective 9 for six sites, as shown in Annex I; this has not changed the results of the SA for these sites;**
- **Three sites that had previously been rejected at Stage 2 of the Council's site selection process have now been put forward to Stage 3 – Site 1030 - 44 & 45 Bath Road, Site 2091 - Land between Bath Road and A36 and Site 239 - Land on Upper Marsh Road; and**
- **Two new sites were identified during the pre-submission consultation phase and passed Stage 2 of the Council's site selection process – OM005 Land at Brick Hill and OM006 Land to the south of Boreham Road.**

7.12.3 Figure 7.19 shows the location of the sites under consideration.

7.12.4 The assessment scores summary for all site options is presented in Table 7.11. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.12.5 A number of common effects have been identified across all the sites in Warminster. These are:

- Moderate adverse effects on the River Avon SAC (SA Obj. 1);
- Moderate adverse effects due to potential loss of Best and Most Versatile Agricultural Land for all but one site (SA Obj. 2);
- Moderate adverse effects on water resources (SA Obj. 3);
- Minor adverse effects associated with impacts on and vulnerability to climate change (SA Obj. 5a)
- Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9);
- Minor adverse effects associated with the proximity of services and increase in use of private car (SA Obj. 10);
- Minor beneficial effects and one moderate beneficial effect from development contributing towards Wiltshire's housing supply (SA Obj. 8); and
- Minor beneficial effects through contribution to the local economy (SA Obj. 11) and the generation of employment locally (SA Obj. 12).

7.12.6 A discussion of the assessment results for each site option is presented below.

7.12.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.12.51. Sites 302, ~~and~~ 304 **and 1030** have been identified as more sustainable within this area of search. Sites **239**, 603, ~~and~~ 1032, **2091 and OM005** have been identified as less sustainable within this area of search. Sites 793, ~~and~~ 3242 **and OM006** should not be considered further.

7.12.8 Based on the consideration of the sustainability appraisal and wider factors, Sites 302, 304, 603, ~~and~~ 1032, **1030 and 2091** have been taken forward by Wiltshire Council for further consideration in Stage 4.

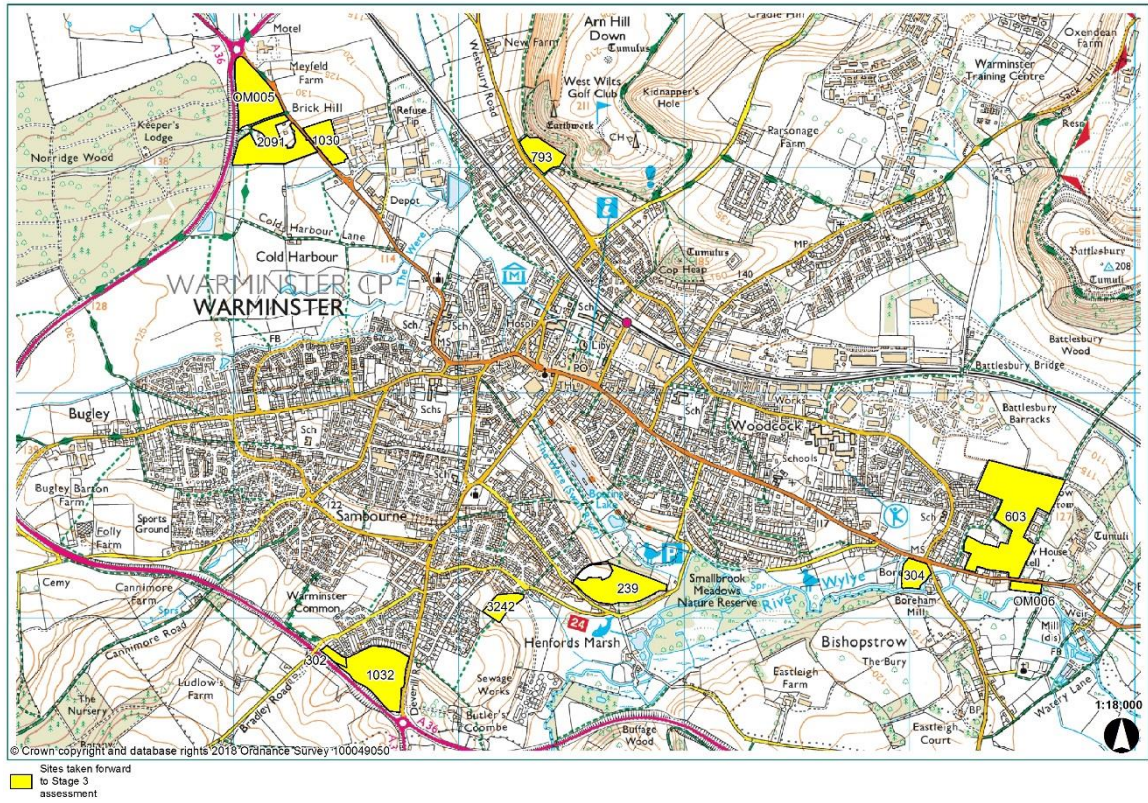


Figure 7.19. Warminster Market Town

Table 7.11. Warminster Market Town - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Warminster Market Town																
Site 302	Land at Bradley Road	c.11	--	-	--	-	-	--	-	-	+	--	-	+	+	Yes
Site 603	Land east of The Dene	c.164	--	--	--	-	-	--	--	-	++	--	-	+	+	Yes
Site 793	Westbury Road	c.45	--	-	--	-	-	--	-	---	+	--	-	+	+	No
Site 1032	Bore Hill Farm	c.69	--	--	--	-	-	--	-	-	+	--	-	+	+	Yes
Site 3242	Land adjacent to Fanshaw Way	c.29	--	--	--	---	-	--	-	-	+	--	-	+	+	No
Site 304	Land at Boreham Road	c.30	--	--	--	-	-	-	-	-	+	--	-	+	+	Yes
<u>Site 239</u>	<u>Land on Upper Marsh Road</u>	<u>c.78</u>	--	-	--	-	-	--	--	--	+	--	-	+	+	<u>No</u>
<u>Site 1030</u>	<u>44 & 45 Bath Road</u>	<u>c.44</u>	--	-	--	-	-	--	-	-	+	--	-	+	+	<u>Yes</u>
<u>Site 2091</u>	<u>Land between Bath Road and A36</u>	<u>c.98</u>	--	-	--	-	-	--	-	--	+	--	-	+	+	<u>Yes</u>
<u>Site OM005</u>	<u>Land at Brick Hill, Bath Road</u>	<u>c.110</u>	--	-	--	-	-	--	-	--	++	--	--	+	+	<u>No</u>
<u>Site OM006</u>	<u>Land to the south of Boreham Road</u>	<u>c.10</u>	--	-	---	-	-	---	---	--	+	--	-	+	+	<u>No</u>

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Site 302 – Land at Bradley Road

Site Overview

- 7.12.9 This site option is located in Warminster. With an area of 0.45ha the site has capacity for approximately 11 dwellings, although mitigation could reduce this number.

Assessment Results

- 7.12.10 No major adverse effects have been identified for this site.
- 7.12.11 Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. There may also be a need to cross third party land to access public foul drainage systems. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is within Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site. Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).
- 7.12.12 Moderate adverse effects are also predicted as the local primary school is on a restricted site and cannot be expanded, though there may be some capacity to accommodate pupils from this site given its scale. However, there is no capacity to expand secondary education and any mitigation for this is likely to be problematic as capacity increases are reliant on other developments in the town delivering a new school (SA Obj. 9).
- 7.12.13 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield land, in this case predominantly Grade 1 Agricultural Land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site. Archaeological sensitivity is low to medium and therefore it is recommended that archaeological assessment is undertaken (SA Obj. 6). Development of the site for housing would likely be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate through appropriate mitigation measures such as landscape planting. The PROW would need to be retained through any development of the site and appropriate landscape buffers provided (SA Obj. 7). Warminster offers a range of facilities and services which the development would benefit from, although these are more than 800m from the site and therefore residents are likely to rely upon private vehicles (SA Obj. 10).

- 7.12.14 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.15 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 603 – Land east of The Dene

Site Overview

- 7.12.16 This site option is located in Warminster. With an area of 10.86ha the site has a potential capacity for approximately 164 dwellings, although mitigation could reduce this number.

Assessment Results

- 7.12.17 No major adverse effects have been identified in for this site.
- 7.12.18 Five moderate adverse effects have been identified for this site. HRA screening shows that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land, and development would result in the permanent loss of best and most versatile land. The site is also on the edge of the settlement, some distance from the services and facilities in the town centre (SA Obj. 2). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Foul drainage may be an issue at the site and there are records of surface water flooding in the area that would need to be investigated in relation to any additional impact that may arise from the development. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).
- 7.12.19 Moderate adverse effects are also identified as the site adjoins the Bishopstrow Conservation Area and there are a number of Listed Buildings and Scheduled Ancient Monuments within close proximity of the site. The development of the site could affect the setting of these assets therefore a Historic Impact Assessment would be required. Archaeological potential is medium/high and archaeological assessment would be required (SA Obj. 6). The local primary school is full though expansion could be possible, however there are capacity issues with secondary schools that would be problematic to mitigate as any increase capacity is reliant on other developments in the town delivering a new school (SA Obj. 9).
- 7.12.20 The assessment also identifies a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). While the site is in Flood Zone 1, there is an area within the site that is at risk of surface water flooding. A Flood Risk Assessment would be required. Conventional soakaways may not work due to the soil types in the area. Additionally, storm water drainage to the River Wylye to the south may be an issue and result in a reduction in the developable area. A Drainage Strategy would be required (SA Obj. 5b). Development of the site for housing may result in erosion of the gap

between Warminster and Bishopstrow; a substantial buffer would be required including the retention of existing features and provision of landscape planting. The site also contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced. It is possible that provision of these measures may reduce the developable area (SA Obj. 7). The site is in an edge of town location with a small selection of services and facilities in proximity. The site provides reasonable accessibility with scope for the use of sustainable modes of transport however residents are still likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

- 7.12.21 The assessment has also identified one moderate and two minor beneficial effects. The site would have a moderate beneficial effect as it would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are also predicted development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.22 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 793 – Westbury Road

Site Overview

- 7.12.23 This site option is located in Warminster. With an area of 1.86ha this site has a potential capacity for approximately 45 dwellings; however, mitigation may reduce this number.

Assessment Results

- 7.12.24 A major adverse effect from the development of this site is assessed in terms of landscape impacts. Due to the prominent location and sloped topography of the site development would be highly visible and result in a significant impact to the landscape character of this part of Warminster; mitigation is not considered possible (SA Obj. 7).
- 7.12.25 In addition, four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There is a trunk water main through the site to the south, and significant new connections would need to be provided to support development which may limit the area of land that can be developed. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). Although the site is located within Flood Zone 1 and is unlikely to increase the risk of fluvial flooding, a Flood Risk Assessment will be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school can be expanded, however the provision of sufficient additional secondary education capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).
- 7.12.26 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions

will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a).

- 7.12.27 Minor adverse effects are also predicted in relation to SA Obj. 6. Development in this location would be separated from Warminster Conservation Area and there are no Listed Buildings or Scheduled Monuments in the immediate vicinity that could be affected. However, there is low/medium potential for archaeology at the site and archaeological assessment would be required (SA Obj. 6). The site adjoins Warminster and benefits from a good range of services, however generally these are not close. There is some scope for future residents to use sustainable travel modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).
- 7.12.28 The assessment has also identified three minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.29 Given the landscape issues likely to arise from the development of this site, it is recommended that this site should not be considered further.

Site 1032 – Bore Hill Farm

Site Overview

- 7.12.30 This site option is located in Warminster. With an area of 1.86ha the site has a potential capacity for approximately 69 dwellings, although mitigation may reduce this number.

Assessment Results

- 7.12.31 No major adverse effects have been identified for this site.
- 7.12.32 Five moderate adverse effects have been identified for this site. Part of the site is grassland with woodland buffer. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and the River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern part of the site contains the Bore Hill bio-digester plant which will likely prevent development on this part of the site. The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).
- 7.12.33 Moderate adverse effects are also identified for SA Obj. 5b. The site is within Flood Zone 1, although there is an area within the site at risk from surface water flooding.
- 7.12.34 Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations prior to any planning permission being granted. Surface water flooding offsite is likely following development, and mitigation for adjacent land would be problematic (SA Obj. 5b). Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed

development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. The primary school cannot be expanded but could potentially take the limited number of pupil that would arise from this site. However, there is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).

- 7.12.35 The assessment has identified a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area and development would be unlikely to adversely affect any no Listed Buildings or Scheduled Monuments. However, the site has a low/medium potential for archaeological significance and archaeological assessment would be required (SA Obj. 6).
- 7.12.36 Minor adverse effects are also identified as although the site is reasonably will contained from the wider landscape, it is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green. The PROW would need to be retained and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required (SA Obj. 7). The site benefits from the range of services Warminster offers; however, no services or facilities are located within 800m of the site. There is some potential for future development to encourage sustainable modes of transport however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).
- 7.12.37 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.38 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 3242 – Land adjacent to Fanshaw Way

Site Overview

- 7.12.39 This site option is located in Warminster. With an area of 1.20ha this site has a potential capacity for approximately 29 dwellings; however mitigation may reduce this number.

Assessment Results

- 7.12.40 One major adverse effect has been identified for this site. The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location (SA Obj. 4).
- 7.12.41 Five moderate adverse effects have been identified for this site. The site is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC. HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the

developable part of the site would need to be reduced to take account of the topography of the land. The site is also predominantly classified as Grade 1 Agricultural Land and therefore the development would result in the loss of best and most versatile agricultural land (SA Obj. 2). There is a rising water main and main sewer on the site which would require securing statutory easements in order to move. Storm water disposal appears problematic and there would be a need to provide onsite storage of storm flows to ensure no increase in offsite flood risk. The area also exhibits a lack of suitability for conventional soakaway systems for managing storm water. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

- 7.12.42 Moderate adverse effects are also identified as although the site is in Flood Zone 1 and is not itself at risk from surface water flooding, flows would go to the main river which does have issues across the marsh. A Flood Risk Assessment would be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school is on a restricted site and cannot be expanded, however there are schools in the town which are capable of expansion within 2 miles of the site. There is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school (SA Obj. 9).
- 7.12.43 The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings or Scheduled Monuments. However, there is low/medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development of the site for housing would result in some landscape impact and require screening; the topography of the site is sloped, and development on the higher slopes has the potential to be more prominent. However, these impacts could be mitigated through provision of greenspace and landscape planting (SA Obj. 7). The site is located on the periphery of Warminster. While the site benefits from the town's services and facilities there are few facilities located near to site. The town centre is only 800m away, offering potential for sustainable transport modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).
- 7.12.44 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.45 Given that the site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan together with the other moderate adverse effects, it is recommended that this site should not be considered further.

Site 304 – Land at Boreham Road, Warminster

Site Overview

- 7.12.46 This site option is located in Warminster. With an area of 1.3ha this site has a potential capacity for approximately 30 dwellings; however mitigation may reduce this number.

Assessment Results

- 7.12.47 No major adverse effects have been identified for this site.
- 7.12.48 Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be reduced to take account of the topography of the land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b, therefore the development would result in the loss of best and most versatile agricultural land. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed (SA Obj. 2). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The local primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand the existing School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).
- 7.12.49 The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located in Flood Zone 1. Storm water drainage to the River Wylye to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area (SA Obj. 5b). The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. The archaeological potential is low (SA Obj. 6). The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful however some change would be anticipated (SA Obj. 7). The site is in an edge of town location, and there are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).
- 7.12.50 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.51 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 239 – Land on Upper Marsh Road, Warminster

Site Overview

- 7.12.52 This site option is located in Warminster. With an area of 4.15ha this site has a potential capacity for approximately 78 dwellings; however mitigation may reduce this number.

Assessment Results

- 7.12.53 No major adverse effects have been identified for this site.
- 7.12.54 Six moderate adverse effects have been identified for this site. There is potential for adverse impacts on the habitats adjacent to this site, including Smallbrook Meadows CWS. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 but adjacent to areas of Flood Zone 2 and 3. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). There is one designated heritage asset in the vicinity of the site and development of the site is likely to cause further harm to its setting. The archaeological potential/sensitivity of the site is considered to be high. A Heritage Impact Assessment would be required (SA Obj. 6).
- 7.12.55 The site is not within the Cranborne Chase AONB, but is within the setting of the AONB and there could be effects on this designation. The site has a strong interface with the rural countryside therefore there would be a need to provide landscape and ecological mitigation and enhancement. A Tree Preservation Order, TPO/2018/00010/WOOD, has been placed on the narrow section of mature woodland situated adjacent Lower Marsh Road and property 83A (SA Obj. 7). The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).
- 7.12.56 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate inter alia to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site adjoins the market town which benefits from

a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few facilities located near to the site. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.57 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.58 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 1030 – 44 & 45 Bath Road, Warminster

Site Overview

7.12.59 This site option is located in Warminster. With an area of 1.87ha this site has a potential capacity for approximately 44 dwellings; however mitigation may reduce this number.

Assessment Results

7.12.60 No major adverse effects have been identified for this site.

7.12.61 Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within Source Protection Zone 2 and therefore consideration needs to be given to disposal of surface water and foul drainage. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).

7.12.62 The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.63 The assessment has identified six minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land though some of the site is also previously developed land in the form of existing housing (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely

increase in vehicular trips. Bath Road and Crusader Park are adjacent to this site and there may be associated noise/light/odour/vibration implications. Relevant assessments would be required in support of any future housing development proposals on the site (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application (SA Obj. 6). The site would need to provide green infrastructure and consider the gateway location to the town. There are no public rights of way within or close to the site (SA Obj. 7). The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town centre, and therefore development will increase need to travel and increase private car journeys. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant (SA Obj. 10).

7.12.64 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.65 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 2091 – Land between Bath Road and A36, Warminster

Site Overview

7.12.66 This site option is located in Warminster. With an area of 4.34ha this site has a potential capacity for approximately 98 dwellings; however mitigation may reduce this number.

Assessment Results

7.12.67 No major adverse effects have been identified for this site.

7.12.68 Five moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would increase pressure on the local water supply network and further investigation is required regarding capacity of local sewer network. The site is in a groundwater area and soakaways/infiltration will not work. There may be a requirement for sewage treatment works or sewer system. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. The site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the

River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).

- 7.12.69 The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood, and there are unlikely to be adverse effects on that designation. The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained (SA Obj. 7).
- 7.12.70 The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).
- 7.12.71 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. This site is adjacent to the A36 to the west and Bath Road to the east. Crusader Business Park is in close proximity. There will be potential noise implications and therefore a noise assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). There are no areas of historical or cultural value in proximity to this site. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application (SA Obj. 6). The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town. Development will increase need to travel and increase private car journeys overall. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant (SA Obj. 10).
- 7.12.72 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).
- 7.12.73 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site OM005 - Land at Brick Hill, Bath Road, Warminster

Site Overview

- 7.12.74 This site option is located in Warminster. With an area of 4.07ha this site has a potential capacity for approximately 110 dwellings; however mitigation may reduce this number.

Assessment Results

- 7.12.75 **No major adverse effects have been identified for this site.**
- 7.12.76 **Six moderate adverse effects have been identified for this site. Connectivity within the site and to other habitats to the south would need to be retained, and existing habitat features protected. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is in a groundwater area and soakaways/infiltration will not work. Surface water disposal, foul and surface water are likely to be problematic and there may be a requirement for sewage treatment works or sewer system. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a green infrastructure buffer to the site perimeter. Existing vegetation would need to be retained. The site is adjoined by a public right of way, which would need to be protected, but there may be scope to improve connectivity through this site (SA Obj. 7).**
- 7.12.77 **The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9). The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the edge of the settlement, with some facilities located near to site and the town centre and railway station within an acceptable walking and cycling distance. Future residents are likely to rely upon private vehicles from this location. Development will increase need to travel and increase private car journeys overall (SA Obj. 10).**
- 7.12.78 **The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips as the site is located quite far from the services and facilities within the town centre. Noise and air quality assessments would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available**

evidence, there would be a need to undertake further archaeological assessment as part of any future planning application (SA Obj. 6).

7.12.79 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.80 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site OM006 - Land to the south of Boreham Road, Warminster

Site Overview

7.12.81 This site option is located in Warminster. With an area of 0.55ha this site has a potential capacity for approximately 10 dwellings; however mitigation may reduce this number.

Assessment Results

7.12.82 Three major adverse effects have been identified for this site. Storm water drainage to the River Wylye to the south may be an issue due to surface attenuation methods reducing the area for housing. Foul drainage may also be an issue. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be major adverse given that mitigation measures associated with the River Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve, and due to the drainage issues on the site which would not appear possible to overcome (SA Obj. 3). The site falls predominantly within Flood Zone 1, with part of the site falling within Flood Zone 2/3. A Flood Risk Assessment will be required to support any future planning application. Soakaways are unlikely to work in this location. As with SA Obj. 3, flood risk prevention is considered to be problematic and likely to be unresolvable and the effects are judged to be major adverse (SA Obj. 5b). The site falls within the Bishopstrow Conservation Area and there are a number of Listed features in proximity to the site, including the Grade II Listed Bishopstrow House. A Historic Impact Assessment would be required as part of any future planning application. It is considered that there are insufficient prospects of adequately mitigating potential harm on the heritage setting of this site (SA Obj. 6).

7.12.83 Three moderate adverse effects have been identified for this site. The site comprises a field bordered by hedgerows and mature trees and there are significant records of water voles and other species associated with watercourses in the area. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). It is likely that development in this location would be linear, fronting Boreham Road which would change the characteristics of the existing approach to Warminster within the Conservation Area. As the site is within the Conservation Area, all trees are protected for their amenity value and it is possible that objections may be raised to any proposals for their removal on the grounds of harm to the setting and amenity of the CA and listed assets. The site adjoins public footpaths WARM41 and BISH6 which would need to be protected and enhanced through any future development of the site (SA Obj. 7). The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its

existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.84 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips as the site is located quite far from the services and facilities within the town centre. Air quality assessments would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building (SA Obj. 5a). The site is in an edge of town location, and there are few shops and other facilities available nearby so future residents are still likely to rely on the private vehicle to access services and facilities from this location, though given the size of development this will be a minor increase. It may be possible to provide pedestrian linkages to the local PROW network, although there is no existing pavement access from the site and provision would appear to require third party land (SA Obj. 10).

7.12.85 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.86 Given the number of major adverse effects identified for this site, it is recommended that this site should not be considered further.

Conclusions & Recommendations

7.12.87 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

7.12.88 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 302 - Land at Bradley Road
- Site 304 - Land at Boreham Road
- Site 1030 – 44 & 45 Bath Road

Less sustainable options for development:

- Site 603 - Land east of The Dene

- Site 1032 - Bore Hill Farm
- **Site 239 – Land on Upper Marsh Road Site 2091 – Land between Bath Road and A36**
- **Site OM005 - Land at Brick Hill, Bath Road**

Sites which should not be considered further:

- Site 793 - Westbury Road
- Site 3242 - Land adjacent to Fanshaw Way
- **Site OM006 - Land to the south of Boreham Road**

7.13 Westbury Community Area Remainder

Introduction

- 7.13.1 One site option **was originally** under considered in the Westbury Community Area Remainder **and was** ~~has been~~ assessed through a sustainability appraisal (Stage 3) in order to identify whether it ~~is~~ **was a** more or less sustainable site or whether the site should not be considered further within this area of search. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).
- 7.13.2 **Following pre-submission consultation, the following changes were made in this Community Area Remainder:**
- **Site 738 - Land south of Westbury Road, Bratton which had previously been rejected at Stage 2 of the Council's site selection process has now been put forward to Stage 3, following provision of additional information on the site during the pre-submission consultation process.**
- 7.13.3 Figure 7.20 shows the location of the sites under consideration.
- 7.13.4 The assessment scores summary for the site is presented in Table 7.12. The detailed assessment results for the site option are presented in the site options assessment tables at Annex 1.
- 7.13.5 A discussion of the assessment results for the **two sites** is presented below.
- 7.13.6 Conclusions and recommendations regarding the sustainability of the site are presented in section 7.13.12. Site 321 **and Site 738 are** identified through the sustainability appraisal to be more sustainable sites. **These sites have** been taken forward by Wiltshire Council for further consideration in Stage 4.

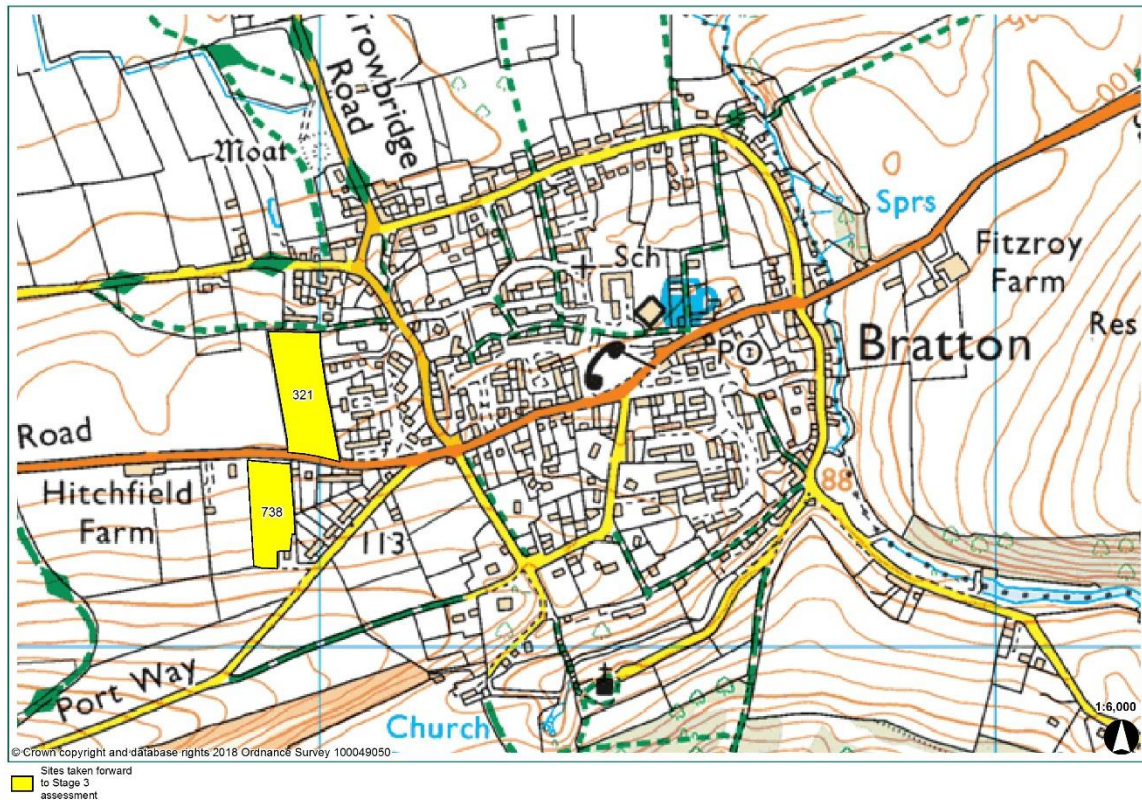


Figure 7.20. Bratton

Table 7.12. Westbury Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Westbury Community Area remainder															Is site proposed for Stage 4?		
Site Ref	Site name	Site capacity	SA/SEA Objectives and questions														
			1	2	3	4	5a	5b	6	7	8	9	10	11		12	
Bratton																	
321	Land off B3098 adjacent to Court Orchard/Cassways, Bratton	c.32	-	-	--	-	-	-	-	-	-	+++	-	-	++	+	Yes
<u>738</u>	<u>Land south of Westbury Road, Bratton</u>	<u>c.22</u>	-	-	--	-	-	-	-	-	-	++	-	--	+	+	Yes

Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton

Site Overview

- 7.13.7 This site option is located on the western edge of Bratton. With an area of 1.33ha the site has a potential capacity for approximately 32 dwellings; although mitigation could reduce this number.

Assessment Results

- 7.13.8 No major adverse effects have been identified for this site.
- 7.13.9 One moderate adverse effect has been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3).
- 7.13.10 The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is adjacent to the Bratton Conservation Area and a Heritage Impact Assessment would be required, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).
- 7.13.11 The assessment has also identified one major, one moderate and one minor beneficial effect. There is potential for the development to have a major beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Moderate benefits are identified in terms of the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and minor benefits as the development will support the vitality of nearby employment areas (SA Obj. 12).
- 7.13.12 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 738 – Land south of Westbury Road, Bratton

Site Overview

- 7.13.13 This site option is located on the western edge of Bratton. With an area of 0.91ha the site has a potential capacity for approximately 22 dwellings; although mitigation could reduce this number.

Assessment Results

- 7.13.14 No major adverse effects have been identified for this site.
- 7.13.15 Two moderate adverse effects have been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. There is scope to create a footway on the site frontage and adjacent to the site, however the road will also need to be crossed safely to access the village as there is currently no crossing (SA Obj. 10).
- 7.13.16 The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA however is close to the Westbury AQMA and therefore an assessment of the impact on this AQMA would be required. Consideration would also need to be given to issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is situated approximately 400m from Bratton Camp Scheduled Monument. A Heritage Impact Assessment would be required as part of any development, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9).
- 7.13.17 The assessment has also identified one moderate and two minor beneficial effects. There is potential for the development to have a moderate beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Minor benefits are identified in terms of the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and as the development will support the vitality of nearby employment areas (SA Obj. 12).
- 7.13.18 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

- 7.13.19 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.13.20 The following conclusion is reached.

More sustainable options for development:

- Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton
- **Site 738 – Land south of Westbury Road, Bratton**

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- There are no sites which should not be considered further in this area of search.

8. Assessment of Plan proposals

8.1 Introduction

8.1.1 Chapter 8 presents a qualitative assessment of the Draft Wiltshire Housing Site Allocations Plan policies and site allocations against the SA Framework. As part of the Council's Site Selection Stage 4 "Selection of Preferred Sites and Developing Plan Proposals", and taking into account the findings of the SA, further individual sites were rejected i.e. not taken forward in the site selection process; the reasons for this are documented in the relevant Community Area Topic Paper. The remaining site allocations are set out under Plan policies for each Housing Market Area. As it is relevant to the sites put forward in the Plan policies, the assessment in this Chapter takes into consideration the results of the individual site assessments presented in Chapter 7, as well as the policies.

8.1.2 **This Chapter also includes:**

- **An update on proposed mitigation to reflect the recommendations of the HRA Addendum, as appropriate, in Section 8.2;**
- **An update on the approximate number of dwellings proposed in the site allocations (Table 8-1); and**
- **A summary of the modifications to the Plan proposed following pre-submission consultation that have had an implication for the SA, in Section 8.4; a full review of the proposed modifications and their implications for SA is available in Annex II.**

8.2 Plan pre-submission policies

8.2.1 The Draft Wiltshire Housing Site Allocations Plan proposes the following site allocations are suitable for housing development to support the role of settlements (Table 8.1), as well as adding choice and competition in the market for land. Each Housing Market Area has an overall policy developed, with further detail provided for each site in relevant policies and site allocations.

8.2.2 It is important to note that the 'performance' of each of the individual sites allocated in terms of sustainability was assessed in detail against the Objectives of the SA framework (Chapter 7), and the issues identified were important considerations in whether sites were taken forward in the Plan site selection process for further consideration.

While the site allocations noted in the table below are among the 'better performing' sites i.e. 'more sustainable' sites, in terms of sustainability and generally perform well against the SA Objectives (as described in Chapter 7), other considerations also had to be taken into account by the Council in whether sites were taken forward into policy, as explained in the Community Area Topic Papers. As such, some individual sites that performed less well against the SA Objectives i.e. the 'less sustainable' sites (as described in Chapter 7), have also been taken toward.

Table 8.1. Sites proposed as suitable for housing development within Plan pre-submission document

Policy	Community Area	Policy/site allocation	Site Name	No. of Dwellings
H1 East Wiltshire Housing Market Area	Tidworth	Policy H1.1	Empress Way, Ludgershall	270
	Devizes	Site allocation H1.2	Underhill Nursery, Market Lavington	50
		Site allocation H1.3	Southcliffe, Market Lavington	15
		Site allocation H1.4	East of Lavington School, Market Lavington	15

Policy	Community Area	Policy/site allocation	Site Name	No. of Dwellings
H2 North and West Wiltshire Housing Market Area	Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	200 250
		Site allocation H2.2	Land off A363 at White Horse Business Park, Trowbridge	450 225
		Site allocation H2.3	Elizabeth Way, Trowbridge	205 355
		Site allocation H2.4	Church Lane, Trowbridge	45
		Site allocation H2.5	Upper Studley, Trowbridge	20 45
		Site allocation H2.6	Southwick Court, Trowbridge	180
	Warminster	Policy H2.7	East of the Dene, Warminster	100
		Site allocation H2.8	Bore Hill Farm, Warminster	70
		Site allocation H2.9	Boreham Road, Warminster	30
		Site allocation H2.10	Barters Farm Nurseries, Chapmanslade	35
	Chippenham	Policy H2.11	The Street, Hullavington	50
		Site allocation H2.12	East of Farrells Field, Yatton Keynell	30
	Malmesbury	Site allocation H2.13	Ridgeway Farm, Crudwell	50
	Westbury	Site allocation H2.14	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40 35
H3 South Wiltshire Housing Market Area	Salisbury	Policy H3.1	Netherhampton Road, Salisbury	640
		Site allocation H3.2	Hilltop Way, Salisbury	10
		Site allocation H3.3	North of Netherhampton Road, Salisbury	100
		Site allocation H3.4	Land at Rowbarrow, Salisbury	100
		<u>New site allocation</u>	<u>OM003 The Yard, Hampton Park, Salisbury</u>	14
	Amesbury	Site allocation H3.5	Clover Lane, Durrington	30 45
		Site allocation H3.6	Larkhill Road, Durrington	15

8.3 Assessment of effects

General Policy Text

Assessment summary

- 8.3.1 The development of the policies and site allocations was informed by the preceding site assessment process described in Chapter 7. It is noted that several of the sites have had their proposed capacity reduced from when they were assessed against the Sustainability Objectives in Chapter 7, and it is considered that for the most part this is likely to act to reduce any negative effects.

8.3.2 The Introduction to the Housing Site Allocations policy section identifies a series of 'cross-cutting' mitigation measures that will apply to all proposed development sites. These measures are cross referenced to the relevant Wiltshire Core Strategy Core Policy and include the following requirements:

- Provision of necessary on-site and where appropriate, off-site infrastructure requirements;
- High standard of design to all development;
- Landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover;
- Particular recognition for those areas within AONB in relation to need for building design, layout and landscaping measures that positively assimilate the site within the wider landscape and reflect the local vernacular characteristics;
- Opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites;
- Need for flood risk assessment for sites over 1 ha to ensure no increased flood risk on the site or elsewhere;
- Where necessary, a heritage assessment will prescribe measures to be incorporated as part of a development to protect heritage assets (including setting) within or beyond the site boundary;
- Transport assessment;
- Seek a proportion of new homes to be affordable housing;
- Sustainable Energy Strategies on sites of more substantial size, to set out proposals to meet and achieve carbon reduction targets;
- Ensuring the provision of appropriate funding contributions for infrastructure or mitigation directly related to development and necessary for it to proceed. This may be in addition to Community Infrastructure Levy.
- Consideration of leisure and recreation provision;
- As appropriate to the site, additional evidence such as Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management Plan, Flood Risk Assessment and Transport Statement;
- Those sites involving mixed use development to have a Master Plan and more extensive site specific requirements. It is noted that these sites are:
 - Empress Way, Ludgershall
 - Elm Grove Farm, Trowbridge
 - East of the Dene, Warminster
 - The Street, Hullavington
 - Netherhampton Road, Salisbury

Recommendations

8.3.3 One of the key roles of the SA is to ensure that the formation of policies and site allocations takes into account sustainability considerations where possible. It is considered that the cross-cutting measures identified in the Policy section introduction are generally comprehensive, and their implementation (along with other applicable Core Policies in the Core Strategy) will provide a strong basis for ensuring sustainability across the range of sites as a whole. These cross-cutting measures are strengthened, where appropriate, by further measures identified on a site by site basis within policies and site allocations, which are discussed in more detail below.

8.3.4 To ensure that the cross-cutting measures cover the full range of potential sustainability measures, it is recommended that the following additional measures are added to Section 5, Housing Site Allocations Introduction:

8.3.5 As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in **bold**):

“An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)”.

8.3.6 In paragraph 5.7, the policy could be strengthened by **requiring that some of the new housing meets the specific needs of vulnerable and older people.**

8.3.7 It is recommended that the following sentence (in **bold**) is added to paragraph 5.10:

*Paragraph 5.11. As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. **This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments.** Such new evidence can be used as a material consideration when considering a specific planning application.”*

8.3.8 It is recommended that the following sentence is added in after paragraph 5.11:

“Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required”.

8.3.9 It is recommended that the following requirements are also included after paragraph 5.11:

“Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions”.

“Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided”.

“Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes”.

“Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases.”

“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil’s quality).”

8.3.10 With the addition of the above, the Plan policies and site allocations should lead to more sustainable housing site allocations and ensure that any significant negative effects are properly mitigated.

Policy H1. East Wiltshire Housing Market Area

8.3.11 Policy H1 provides sites for housing development of 350 dwellings and in combination with the cross-cutting measures outlined above, performs well overall against the SA framework. Further mitigation as outlined below will mitigate the moderate adverse effects identified in Chapter 7 in relation to this Policy.

8.3.12 In relation to the Tidworth Community Area, the site at Empress Way was assessed as a ‘more sustainable’ option for development in this area of search.

8.3.13 In the Devizes Community Area, the three proposed site allocations (Underhill Nursery, Southcliffe and East of Lavington School) were also assessed as being ‘more sustainable’ sites.

Table 8.2. Policy H1 policies and site allocations

Community Area	Policy/site allocation	Site Name	No. of Dwellings

Community Area	Policy/site allocation	Site Name	No. of Dwellings
Tidworth	Policy H1.1	Empress Way, Ludgershall	270
Devizes	Site allocation H1.2	Underhill Nursery, Market Lavington	50
	Site allocation H1.3	Southcliffe, Market Lavington	15
	Site allocation H1.4	East of Lavington School, Market Lavington	15

Policy H1 assessment summary

- 8.3.14 The assessment of the sites proposed under this Policy against the SA Objectives identified that a small number of moderate adverse effects were considered likely. These moderate adverse effects were related to biodiversity, drainage, flood risk and the effect on the historic environment. The only common moderate adverse effect across all sites within this Policy was in relation to drainage; specifically, surface water drainage for sites in Market Lavington and potential impacts of water abstraction on the River Avon SAC at Empress Way, Ludgershall.
- 8.3.15 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H1 and its site allocations address these risks through the mitigation measures proposed. The Market Lavington supporting text identifies the need for a comprehensive Drainage Strategy that ensures development would result in improved drainage conditions.
- 8.3.16 The HRA Settlement Level Screening Assessment of the sites had identified moderate adverse effects associated with potential impacts of water abstraction on the River Avon SAC. The supporting text and policy text for Ludgershall does not mention potential impacts on the River Avon SAC. The Policy Screening Assessment and Appropriate Assessment states that it is currently possible to conclude that the Plan and relevant policies would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. No further text is considered necessary.
- 8.3.17 Each site identified as being suitable for housing development within the East Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H1 addresses these risks through mitigation, however it is recommended that specific reference should be made to each of the SA objective themes within individual site allocations to ensure full coverage of the mitigation measures. These recommendations have been highlighted below in relation to each site allocation.
- 8.3.18 A number of positive effects were also identified in relation to this Policy, including a moderate positive effect on the potential to boost the supply of homes in the area and help meet local housing needs and minor positive effects on related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

Overall policy H1 recommendations

- 8.3.19 Specific recommendations identified at the policy and site allocation level are covered in the Policy H1 policies and site allocations section below.
- 8.3.20 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds.

Policy H1 policies and site allocations

Policy H1.1 Empress Way, Ludgershall

- 8.3.21 The original assessment of this site (Site 553) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
270	--	-	--	-	-	-	-	-	++	-	-	+	+

- 8.3.22 Policy H1.1 and its supporting text addresses most of the sustainability issues identified for this site. The cross-cutting themes, policy H1 and policy H1.1 supporting text address the minor adverse effects in relation to the SA Objectives.

- 8.3.23 The provision of a school on site stated within the policy H1.1 addresses potential school capacity issues. As identified in the cross-cutting themes, a transport assessment may be required to address potential concerns that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development.

Site allocation H1.2 Underhill Nursery, Market Lavington

- 8.3.24 The original assessment of this site (Site 2055) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
50	-	-	--	-	-	--	--	-	++	-	-	+	0

- 8.3.25 The cross-cutting themes, policy H1 and site allocation H1.2 supporting text identify mitigation measures that will address most of the moderate and minor adverse effects identified in relation to the SA Objectives. As with other sites in Market Lavington, there are recognised issues relating to surface water management, flood risk and traffic and these are noted specifically in the Policy. The moderate adverse effect in relation to cultural heritage is covered under the cross-cutting mitigation measures.

- 8.3.26 **Recommendation: It is recommended that this site allocation could be strengthened by identifying the need for further cultural heritage assessment given that potential effects on SA Objective 6 are identified as moderate adverse at this site.**

- 8.3.27 Paragraph 5.32 of the Draft Plan identifies that part of the site falls within Groundwater Source Protection Zone 2, however the detailed site assessment undertaken and reported in Chapter 7 of this report identifies that the site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.

- 8.3.28 **Recommendation: the reference in the Plan to the site being within Groundwater Source Protection Zone 2 should be deleted.**

- 8.3.29 Although only a minor adverse effect, the site allocation does not cover the specific requirement for a noise assessment identified as necessary at this site through the SA.

- 8.3.30 **Recommendation: For completeness it is recommended that the requirement for a noise impact assessment is included within the text of this site allocation.**

Site allocation H1.3 Southcliffe, Market Lavington

8.3.31 The original assessment of this site (Site 1089) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	-	-	--	-	-	--	-	-	+	-	-	+	+

8.3.32 Since the SA of the individual sites, the site capacity has been reduced to improve site performance within the Plan. The cross-cutting themes, policy H1 and site allocation H1.3 supporting text identify mitigation measures that will address most of the moderate and minor adverse effects identified in relation to the SA Objectives. As with other sites in Market Lavington, there are recognised issues relating to surface water management, flood risk and traffic and these are noted specifically in the Policy.

8.3.33 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for the retention of priority habitat on site, a noise impact assessment and an archaeological assessment be included within the text of site allocation H1.3.**

Site allocation H1.4 East of Lavington School, Market Lavington

8.3.34 The original assessment of this site (Site 3443) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15 16	-	-	--	-	-	--	-	-	+	-	-	+	+

~~8.3.35 Since the SA of the individual sites, the site capacity has been reduced to improve site performance within the Plan.~~

8.3.36 The cross-cutting themes, policy H1 and site allocation H1.4 supporting text identify mitigation measures that will address most of the moderate and minor adverse effects identified in relation to the SA Objectives. As with other sites in Market Lavington, there are recognised issues relating to surface water management, flood risk and traffic and these are noted specifically in the Policy.

8.3.37 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment and an archaeological assessment should be included within the text of the site allocation H1.4.**

Policy H2. North and West Wiltshire Housing Market Area

8.3.38 Policy H2 provides for 1205 dwellings and in combination with the cross-cutting measures (with the additional measures proposed above included) and the mitigation measures outlined below, performs well against the SA framework. Most sites taken forward for this policy were considered as 'more sustainable', however some were assessed as 'less sustainable' (see Chapter 7):

8.3.39 In relation to the Trowbridge Community Area, the following sites were considered more sustainable:

- Elm Grove Farm
- Elizabeth Way (consisting of sites 297 and 263)
- Church Lane
- Upper Studley

- Land off A363 at White Horse Business Park

8.3.40 The following site was considered less sustainable:

- Southwick Court

8.3.41 In the Warminster Community Area, the following sites were considered more sustainable:

- Barter's Farm
- Boreham Road

8.3.42 The following sites were considered less sustainable:

- East of the Dene
- Bore Hill Farm

8.3.43 In the Chippenham Community Area, all sites were considered more sustainable:

- The Street, Hullavington
- East of Farrells Field, Yatton Keynell

8.3.44 In the Malmesbury Community Area, all sites were considered more sustainable:

- Ridgeway Farm, Crudwell

8.3.45 In the Westbury Community Area, all sites were considered more sustainable:

- Off B3098 adjacent to Court Orchard / Cassways, Bratton

8.3.46 The policies/site allocations and numbers of dwellings related to these sites are as follows:

Table 8.3. Policy H2 policies and site allocations

Community Area	Policy/site allocation	Site Name	No. of Dwellings
Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	200 250
	Site allocation H2.2	Land off A363 at White Horse Business Park, Trowbridge	150 225
	Site allocation H2.3	Elizabeth Way, Trowbridge	205 355
	Site allocation H2.4	Church Lane, Trowbridge	45
	Site allocation H2.5	Upper Studley, Trowbridge	20 45
	Site allocation H2.6	Southwick Court, Trowbridge	180
Warminster	Policy H2.7	East of the Dene, Warminster	100
	Site allocation H2.8	Bore Hill Farm, Warminster	70
	Site allocation H2.9	Boreham Road, Warminster	30
	Site allocation H2.10	Barter's Farm Nurseries, Chapmanslade	35
Chippenham	Policy H2.11	The Street, Hullavington	50
	Site allocation H2.12	East of Farrells Field, Yatton Keynell	30
Malmesbury	Site allocation H2.13	Ridgeway Farm, Crudwell	50
Westbury	Site allocation H2.14	Court Orchard / Cassways, Bratton	40 35

Policy H2 assessment

- 8.3.47 The assessment of the individual sites proposed under this Policy against the SA Objectives (see Chapter 7) identified that a number of moderate adverse effects were considered likely. Of these, several moderate adverse effects were common across a number (though not all) of the sites; related to biodiversity, drainage, flood risk, school and health care capacity and, to a lesser extent, the effect on the historic environment.
- 8.3.48 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H2 and the site allocations address these risks through the mitigation measures proposed.
- 8.3.49 The supporting text of Policy H2 identifies that in relation to development at Trowbridge, there are significant issues surrounding biodiversity (protected bat species), landscape (Green Belt) and infrastructure (e.g. education capacity). The detailed design and layout of schemes would need to consider additional planting and open space to protect and enhance these habitats; and funding contributions may be sought from developers to help provide adequate capacity for schools and health services.
- 8.3.50 It also identifies that in relation to development at Warminster, surface water management is an issue. Developments will be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.
- 8.3.51 For Trowbridge, all the moderate adverse effects in this area of search have been identified in the supporting text to Policy H2 except for the moderate adverse effect on cultural heritage at the Church Lane site. It is considered that this section would benefit from presenting the common moderate adverse effects in the overall supporting text, with the adverse effects on landscape and cultural heritage which only occur at the Church Lane site identified under site allocation H2.4 only.
- 8.3.52 The site SAs for Trowbridge identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance, based on the results of the HRA Settlement Level Screening Assessment. The HRA Appropriate Assessment concludes that in the absence of mitigation measures the effects of the Plan alone would have an adverse effect on the integrity of the SAC through habitat loss and deterioration, particularly for Bechstein's bats. With the application of proposed mitigation measures in the HRA, and the completion and delivery of the emerging ~~Trowbridge Recreation Management Mitigation Strategy~~ **Trowbridge Bat Mitigation Strategy (TBMS)**, the HRA concludes that the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects. **The HRA Addendum identifies that increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through appropriate assessment. At the lower end of the range, provided the proposed schemes meet the requirements of the TBMS in terms of layout, design and contributions to offsite mitigation, the allocations at Trowbridge will not lead to adverse effects on the Bath and Bradford on Avon Bats SAC. At the upper range housing numbers have the potential to cause adverse effects alone and where this is the case, a reduction in housing numbers would be required.** A number of mitigation measures are identified in the HRA for the sites allocated in Trowbridge and The H2 Policy supporting text makes reference to developing a strategy for managing recreational pressure across the town.
- 8.3.53 In relation to water abstraction and the River Avon SAC, the HRA Appropriate Assessment states that it is currently possible to conclude that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. No recommendations were made in the HRA for this Policy.
- 8.3.54 With respect to phosphate loading effects on the River Avon SAC in relation to sites at Warminster, the HRA Appropriate Assessment concluded that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The HRA recommended that supporting text should be added to the Plan explaining that all development will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus. **The HRA addendum identifies that the Council has been advised by the**

Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. As Annex 2 has not yet been completed, and the HRA identifies that the Plan will not adversely affect the integrity of the River Avon SAC, it is recommended that this Annex is reviewed when available.

- 8.3.55 Each site identified as being suitable for housing development within the North and West Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H2 addresses these risks through mitigation, however it is recommended that specific reference should be made to each of the SA objective themes, where relevant, to ensure full coverage of the mitigation measures in the site allocations.
- 8.3.56 A number of positive effects were also identified in relation to this Policy, including a moderate positive effect on the potential to boost the supply of homes in the area and help meet local housing needs and minor positive effects on related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

Overall policy H2 recommendations

- 8.3.57 It is recommended that the supporting text for Policy H2 in relation to Trowbridge is amended as follows:

*Paragraph 5.45: “Despite the need to identify sites for additional housing at the town, there are significant ecological (**protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC**) (e.g. protected bat species), landscape (**Green Belt**) and infrastructure (i.e. e.g. **education and health facility capacity**) constraints that limit the choice of available sites. “*

- 8.3.58 In relation to the River Avon SAC and phosphate loading, it is recommended that, ~~when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.~~ **agreed wording to explain how phosphate neutral development will be achieved will be added to the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.59 The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on site allocation H2.4 below.
- 8.3.60 Additional specific recommendations identified at the policy and site allocation level are covered below in the Policy H2 policies and site allocations section below.
- 8.3.61 **The recommendations of the HRA Addendum should be included in the Plan.**
- 8.3.62 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds. Further mitigation as outlined below will mitigate the moderate adverse effects identified in relation to this Policy.

Policy H2 policies and site allocations

Policy H2.1 Elm Grove Farm, Trowbridge

- 8.3.63 The original assessment of this site (Site 613) considered its performance in relation to the SA objectives as follows:

Site capaci	SA Objectives

ty	1	2	3	4	5a	5b	6	7	8	9	10	11	12
200	--	-	-	-	-	-	-	-	+++	--	-	++	+

- 8.3.64 This site has been reduced in capacity since assessed against the SA Objectives.
- 8.3.65 Policy H2.1 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this policy. The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, and the need to accommodate a new primary school on the site.
- 8.3.66 The minor adverse effects for this site are on the whole addressed adequately through the cross-cutting themes, policy H2 and site policy supporting text.
- 8.3.67 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for potential statutory easements as the existing foul sewerage infrastructure crosses the site and a Noise Impact Assessment should be included within the text of policy H2.1.**

Site allocation H2.2 Land off A363 at White Horse Business Park

- 8.3.68 The original assessment of this site (Site 298) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
338	--	--	-	-	-	-	-	-	+++	--	--	++	+

- 8.3.69 This site has been reduced in capacity since assessed against the SA Objectives.
- 8.3.70 Site allocation H2.2 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation.
- 8.3.71 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, and the need to seek funding contributions within the site allocation.
- 8.3.72 Given the original size of this site, moderate adverse effects regarding loss of BMV agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree however a moderate adverse effect is still possible. **Recommendation: Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied: “Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”**
- 8.3.73 Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local highway network, even with the reduction in the number of dwellings proposed. **Recommendation: The requirement for a Transport Assessment for this site should be identified in this site allocation.**
- 8.3.74 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Site allocation H2.3 Elizabeth Way

8.3.75 Elizabeth Way is a combination of Sites 263 and 297. The original assessment of these sites considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
Site 263 - 212	--	--	-	-	-	-	-	-	+++	--	-	++	+
Site 297 - 51	--	-	-	-	-	-	-	-	+	--	-	+	+

8.3.76 ~~Overall, the total capacity of the combination of these sites has been reduced since assessed against the SA Objectives.~~

8.3.77 Site allocation H2.3 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the inclusion of the HRA recommendations within this site allocation.

8.3.78 Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a BMV agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. **Recommendation: Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied: “Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”**

8.3.79 The moderate adverse effect on education and health facility capacity is also addressed in the site allocation supporting text through the identification of the need to seek infrastructure funding contributions.

8.3.80 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

8.3.81 **Since the original assessment, the Plan modifications propose to increase the number of dwellings from 205 to 355. The implication of this are discussed in Section 8.4.**

Site allocation H2.4 Church Lane

8.3.82 The original assessment of this site (Site 1021) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
45	--	-	-	-	-	-	--	--	+	--	-	+	+

8.3.83 This site has been reduced in capacity since assessed against the SA Objectives.

8.3.84 Site allocation H2.4 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on

Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation.

- 8.3.85 The moderate adverse effect on cultural heritage is addressed through the site allocation supporting text which identifies that development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected.
- 8.3.86 The moderate adverse effect on landscape is addressed in the site allocation supporting text by the requirement to provide a design and layout that enhances views of the town.
- 8.3.87 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, and the need to seek funding contributions within the site allocation.
- 8.3.88 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Site allocation H2.5 Upper Studley

- 8.3.89 The original assessment of this site (Site 3260) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
20	--	-	-	-	-	-	-	-	+	--	-	+	+

- 8.3.90 This site has been reduced in capacity since assessed against the SA Objectives.
- 8.3.91 Site allocation H2.5 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation.
- 8.3.92 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, however unlike the other site allocations in Trowbridge, the specific need to seek funding contributions for schools and health facilities is not included within the site allocation.

- 8.3.93 **Recommendation: It is recommended that the following text is added to this site allocation:**

“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”

- 8.3.94 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Site allocation H2.6 Southwick Court

- 8.3.95 The original assessment of this site (Site 3565) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
180	--	--	-	-	-	-	--	--	+++	--	-	++	+

- 8.3.96 This site has been reduced in capacity since assessed against the SA Objectives.
- 8.3.97 Site allocation H2.6 and its supporting text addresses most of the sustainability issues identified for this site and includes specific reference to mitigation measures in relation to historic assets, landscape, biodiversity (including the HRA recommendations) and funding contributions for schools and health facilities. It is considered that this supporting text addresses the moderate adverse effects identified for this site and, together with the reduction in size, the moderate adverse effects identified in Chapter 7 have been mitigated such that this site can be considered 'more sustainable'.
- 8.3.98 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Policy H2.7 East of the Dene, Warminster

- 8.3.99 The original assessment of this site (Site 603) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
164	--	--	--	-	-	-	--	-	++	--	-	+	+

- 8.3.100 This site has been reduced in capacity since assessed against the SA Objectives, which addresses some of the sustainability issues that resulted in this site being identified as less sustainable in Chapter 7.
- 8.3.101 Policy H2.7 and its supporting text, together with the Policy H2 supporting text for Warminster, address most of the sustainability issues identified for this site. The Policy text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.
- 8.3.102 The southern and north-eastern parts of the site are classified as Grade 3a agricultural land, and development would result in the permanent loss of best and most versatile land; the reduction in site size does not address the loss of the Grade 3a agricultural land.
- 8.3.103 **Recommendation: it is recommended that the policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."**
- 8.3.104 The moderate adverse effect on cultural heritage is addressed in the policy supporting text through the requirement for a Heritage Impact Assessment.
- 8.3.105 The moderate adverse effect on education and health facility capacity is not addressed in the Policy supporting text for Warminster or this policy.
- 8.3.106 **Recommendation: It is recommended that the following text is added to this policy: "In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town."**
- 8.3.107 The moderate adverse effect on biodiversity was identified in the site assessment as a result of the HRA Settlement Level Screening Assessment which concluded that development could contribute towards impacts upon the Salisbury Plain SPA through increased recreational

pressure and the River Avon SAC through increased water abstraction and increased discharges of sewage to the river (phosphate loading).

8.3.108 ~~The HRA identifies that, at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Allocations Plan would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.~~

8.3.109 In relation to the River Avon SAC, the HRA concludes for both phosphate loading and water abstraction that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC, either alone or in combination with other plans and projects.

8.3.110 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

8.3.111 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Site allocation H2.8 Bore Hill Farm

8.3.112 The original assessment of this site (Site 1032) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
69	--	--	--	-	-	--	-	-	+	--	-	+	+

8.3.113 Site allocation H2.8 and its supporting text, together with the Policy H2 supporting text for Warminster, address most of the sustainability issues identified for this site. The site allocation text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.

8.3.114 The site allocation supporting text identifies that the site is adjacent to the Bore Hill bio-digester plant, as the site boundary has since been amended to exclude the biodigester, and that additional landscape screening at the site boundaries would be required and that future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land; no measures are identified to address this moderate adverse effect

8.3.115 **Recommendation: It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.**

8.3.116 The moderate adverse effect on education and health facility capacity is not addressed in the Policy supporting text for Warminster or the site allocation.

8.3.117 **Recommendation: It is recommended that the following text is added to this site allocation:**

“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”

- 8.3.118 The moderate adverse effect on biodiversity was identified in the site assessment as a result of the HRA Settlement Level Screening Assessment which concluded that development could contribute towards impacts upon the Salisbury Plain SPA through increased recreational pressure and the River Avon SAC through increased water abstraction and increased discharges of sewage to the river (phosphate loading).
- ~~8.3.119 The HRA identifies that, at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.~~
- 8.3.120 In relation to the River Avon SAC, the HRA concludes for both phosphate loading and water abstraction that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC, either alone or in combination with other plans and projects.
- 8.3.121 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.122 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes, with the exception of the requirement for a noise assessment.
- 8.3.123 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H2.8.**

Site allocation H2.9 Boreham Road

- 8.3.124 The original assessment of this site (Site 304) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
30	--	--	--	-	-	-	-	-	+	--	-	+	+

- 8.3.125 Site allocation H2.9 and its supporting text, together with the Policy H2 supporting text for Warminster, address most of the sustainability issues identified for this site. The Policy text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.
- 8.3.126 The moderate adverse effect in relation to SA Objective 2 is identified in the policy. However, requirements to provide appropriate mitigation are not identified.
- 8.3.127 **Recommendation: It is recommended that appropriate mitigation for the landfill / rubble should be identified within the site allocation supporting text.**
- 8.3.128 The moderate adverse effect on education and health facility capacity is not addressed in the Policy supporting text for Warminster or the site allocation.
- 8.3.129 **Recommendation: It is recommended that the following text is added to this site allocation:**

“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”

- 8.3.130 The moderate adverse effect on biodiversity was identified in the site assessment as a result of the HRA Settlement Level Screening Assessment which concluded that development could contribute towards impacts upon the Salisbury Plain SPA through increased recreational pressure and the River Avon SAC through increased water abstraction and increased discharges of sewage to the river (phosphate loading).
- ~~8.3.131 The HRA identifies that, at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.~~
- 8.3.132 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.133 In relation to the River Avon SAC, the HRA concludes for both phosphate loading and water abstraction that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects.
- 8.3.134 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes and the supporting site allocation text.

Site allocation H2.10 Barbers Farm Nurseries, Chapmanslade

- 8.3.135 The original assessment of this site (Site 316) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
35	-	-	--	-	-	--	-	-	+++	-	-	++	+

- 8.3.136 Site allocation H2.10 and its supporting text, together with the Policy H2 supporting text for Warminster, address the moderate adverse sustainability issues identified for this site. The H2 Policy text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.
- 8.3.137 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the supporting site allocation text. However, the site is currently used as nursery grounds with mature trees/hedgerows along the boundaries and is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC, which is not specifically mentioned in the site allocation.
- 8.3.138 **Recommendation: It is recommended that the site allocation text specifically identifies the need for detailed ecological assessment at this site.**

Policy H2.11 The Street, Hullavington

- 8.3.139 The original assessment of this site (Site 690) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
c.86	-	-	--	-	-	--	-	-	+++	-	-	++	+

8.3.140 Policy H2.11 and its supporting text does not address the moderate adverse effects related to the limited supply capacity in local distribution mains and the lack of capacity at the Hullavington sewage treatment works. The site is also within Groundwater Source Protection Zone 2C. It is recommended that these issues are identified in the policy supporting text, and the need for a capacity appraisal and detailed consideration of the potential effects of development on groundwater resources should be stated. Parts of the site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on the northwest boundary of the site and therefore would also need to be addressed through further assessment.

8.3.141 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the supporting policy text. The records of protected barberry carpet moth within the vicinity of the site are identified, however the site also includes areas that may be suitable for great crested newt.

8.3.142 **Recommendation: It is recommended that the policy text specifically identifies the need for detailed ecological assessment at this site. Furthermore, it is also recommended that the requirement for a Heritage Impact Assessment is specifically identified in the policy text.**

Site allocation H2.12 East of Farrells Field, Yatton Keynell

8.3.143 The original assessment of this site (Site 482) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
30	-	-	--	-	-	--	-	-	+++	-	-	++	+

8.3.144 Site allocation H2.12 and its supporting text does not address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area.

8.3.145 **Recommendation: It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.**

8.3.146 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the supporting site allocation text.

8.3.147 **Recommendation: Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.**

Site allocation H2.13 Ridgeway Farm, Crudwell

8.3.148 The original assessment of this site (Site 3233) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												

ty	1	2	3	4	5a	5b	6	7	8	9	10	11	12
50	-	-	--	-	-	-	-	-	+++	-	-	+	+

- 8.3.149 This site has been reduced in capacity since assessed against the SA Objectives.
- 8.3.150 Site allocation H2.13 and its supporting text does not address the moderate adverse effect related to the fact that the site is within Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location.
- 8.3.151 **Recommendation: It is recommended that these issues are identified in the site allocation supporting text, and the need for further assessment is required.**
- 8.3.152 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.
- 8.3.153 **Recommendation: Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment as well as a Heritage Impact Assessment as this site is near Crudwell Conservation Area is specifically identified in the site allocation text.**

Site allocation H2.14 Court Orchard / Cassways Bratton

- 8.3.154 The original assessment of this site (Site 321) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
40	-	-	--	-	-	-	-	-	+++	-	-	++	+

- 8.3.155 Site allocation H2.14 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections.
- 8.3.156 **Recommendation: It is recommended that these issues are identified in the site allocation plan supporting text, and the need for a foul flow capacity assessment is identified in the site allocation supporting text.**
- 8.3.157 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.
- 8.3.158 **Recommendation: Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.**

Policy H3. South Wiltshire Housing Market Area

- 8.3.159 Policy H3 provides for 895 dwellings and in combination with the cross-cutting measures outlined above (with the additional measures proposed above included) and the mitigation measures outlined below, performs well against the SA framework. All sites taken forward for this policy, except one, were considered as 'more sustainable', as discussed in Chapter 7.
- 8.3.160 In relation to the Salisbury Community Area, all sites were considered more sustainable:

- Netherhampton Road
- Hilltop Way
- North of Netherhampton Road
- Land at Rowbarrow

8.3.161 In the Amesbury Community Area, the following sites were considered more sustainable

- Piece Meadow
- Larkhill Road

8.3.162 The following site was considered less sustainable:

- Rear of Durrington Manor

8.3.163 Further mitigation as outlined below will mitigate the moderate adverse effects identified in relation to this Policy.

8.3.164 The policies/site allocations and numbers of dwellings related to these sites are as follows; **the new site allocation assessment is addressed in Section 8.4**

Table 8.4. Policy H3 policies and site allocations

Community Area	Policy/site allocation	Site Name	No. of Dwellings
Salisbury	Policy H3.1	Netherhampton Road	640
	Site allocation H3.2	Hilltop Way	10
	Site allocation H3.3	North of Netherhampton Road	100
	Site allocation H3.4	Land at Rowbarrow	100
	<u>New site allocation</u>	<u>OM003 The Yard, Hampton Park, Salisbury</u>	<u>14</u>
Amesbury	Site allocation H3.5	Clover Lane, Durrington	30 <u>45</u>
	Site allocation H3.6	Larkhill Road, Durrington	15

Policy H3 assessment summary

8.3.165 The assessment of the sites proposed under this Policy against the SA Objectives identified that several moderate adverse effects were considered likely. Common moderate adverse effects are identified at all sites (with the exception of one) for biodiversity and drainage. Common moderate adverse effects are identified in Durrington for flood risk and the effect on the historic environment. In addition, moderate adverse effects are identified at individual sites for loss of best and most versatile agricultural land, landscape and school and health facility capacity.

8.3.166 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and the site allocations address these risks through the mitigation measures proposed.

8.3.167 The Policy identifies that upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence.

8.3.168 The Policy also identifies that the area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include ensuring against any harm to the setting of the Stonehenge and Avebury World Heritage Site.

8.3.169 No overarching measures are proposed in relation to biodiversity or flood risk under Policy H3, therefore where there are gaps in the individual site allocations related to these issues, they are identified under the individual site allocation assessments below. **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it**

cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”.

- 8.3.170 Each site identified as being suitable for housing development within the South Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, water resources, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H3 addresses these risks through mitigation, however it is recommended that specific reference should be made to each of the SA objective themes to ensure full coverage of the mitigation measures. These recommendations have been highlighted below in relation to each individual site.
- 8.3.171 A number of positive effects were also identified in relation to this Policy, including a moderate positive effect on the potential to boost the supply of homes in the area and help meet local housing needs and minor positive effects related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

Overall policy H3 recommendations

- 8.3.172 Specific recommendations are identified in the Policy H3 policies and site allocations section below.
- 8.3.173 **In accordance with the HRA Addendum, with reference to the River Avon SAC and phosphate loading, it is recommended that agreed wording to explain how phosphate neutral development will be achieved will be added to the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.174 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds.

Policy H3 policies and site allocations

Policy H3.1 Netherhampton Road, Salisbury

- 8.3.175 The original assessment of this site (Site S1028) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
640	--	--	--	-	-	-	-	-	+++	++	--	+++	+++

- 8.3.176 This site has been significantly reduced in capacity since assessed against the SA Objectives.
- 8.3.177 Policy H3.1 and its supporting text addresses the moderate adverse effect in relation to water infrastructure and flood risk. The SA of the site identified that the development would result in the loss of a large area of both Grade 3a and Grade 2 BMV agricultural land; the reduction in the site size is unlikely to fully mitigate this impact.
- 8.3.178 **Recommendation: it is recommended that the policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied: *Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much***

of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."

- 8.3.179 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage (Chapter 7).
- 8.3.180 The HRA identified through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading had the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.
- 8.3.181 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.182 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the policy supporting text.
- 8.3.183 **Recommendation: Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment, and also a noise impact assessment, are specifically identified in the policy text.**

Site allocation H3.2 Hilltop Way

- 8.3.184 The original assessment of this site (Site S61) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
10	--	-	-	-	-	-	-	-	+	+	-	+	+

- 8.3.185 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.
- 8.3.186 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

8.3.187 No further moderate adverse effects are identified for site allocation H3.2.

8.3.188 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.

8.3.189 **Recommendation: Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.2.**

Site allocation H3.3 North of Netherhampton Road

8.3.190 The original assessment of this site (Site S1027) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
100	--	-	--	-	-	-	-	-	++	--	-	+	+

8.3.191 This site has been reduced in capacity since assessed against the SA Objectives.

8.3.192 Site allocation H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

8.3.193 **Recommendation: It is recommended that this is identified in the site allocation supporting text and the need for further assessment identified.**

8.3.194 The moderate adverse effect in relation to school and health facility capacity is addressed in the site allocation supporting text through the identification of the need for appropriate contributions.

8.3.195 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.196 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

8.3.197 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.

8.3.198 **Recommendation: Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.**

Site allocation H3.4 Land at Rowbarrow

8.3.199 The original assessment of this site (Site 3272) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
100	--	-	--	-	-	-	--	-	++	--	-	+	+

8.3.200 This site has been reduced in capacity since assessed against the SA Objectives.

8.3.201 Site allocation H3.4 and its supporting text addresses the moderate adverse effect in relation to cultural heritage and school and health facility capacity.

8.3.202 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.203 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

8.3.204 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.

8.3.205 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.4.**

Site allocation H3.5 Clover Lane, Durrington

8.3.206 This allocation has been formed from a combination of sites S98 and 3154. These sites were assessed individually in the SA. The original assessment of site S98 considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	--	-	--	-	-	--	--	--	++	-	-	+	+

8.3.207 This allocation has been significantly reduced in capacity since assessed against the SA Objectives, which addresses the majority of the sustainability issues that resulted in this site being identified as less sustainable within the site assessment in Chapter 7.

8.3.208 Site allocation H3.5 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of

flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington Policy supporting text.

8.3.209 **Recommendation: It is recommended that additional text should be added to this site allocation to address the requirement for further assessment of flood risk and drainage.**

8.3.210 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA due to recreational pressure and the River Avon SAC. The HRA Appropriate Assessment identifies that, at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Site Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.

8.3.211 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the HRA considers that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA makes recommendations for text to be added to Policy H3.5 as follows: *“Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence”*. This wording has not been included in this site allocation.

8.3.212 **The HRA addendum also identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**

8.3.213 **Recommendation: It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.**

8.3.214 Mitigation of the minor adverse effects is on the whole adequately through the cross-cutting themes and the site allocation supporting text.

8.3.215 **Recommendation: Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.5.**

8.3.216 The original assessment of site 3154 considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	--	0	--	-	-	--	--	-	+	-	-	+	+

8.3.217 The supporting text within the Policy for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the site allocation and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 2.

8.3.218 **Recommendation: It is recommended that the site allocation supporting text is strengthened by identifying that the site is within a Groundwater Source Protection Zone 2 and the need for further assessment.**

- 8.3.219 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the same applies as Site S98 above. **Recommendation: It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.**
- 8.3.220 The moderate adverse effect in relation to cultural heritage is not addressed in the site allocation.
- 8.3.221 **Recommendation: It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.**
- 8.3.222 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the site allocation supporting text.
- 8.3.223 **Recommendation: Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.5.**

Site allocation H3.6 Larkhill Road

- 8.3.224 The original assessment of this site (Site 3179) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	--	-	--	-	-	--	--	-	++	-	-	+	+

- 8.3.225 This site has been significantly reduced in capacity since assessed against the SA Objectives.
- 8.3.226 The supporting text within the Policy for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, site allocation H3.7 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1.
- 8.3.227 **Recommendation: It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.**
- 8.3.228 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the HRA considers that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA makes recommendations for text to be added to Policy H3.6 as follows: *“Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence”*. This wording has not been included in this site allocation.
- 8.3.229 **The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.**
- 8.3.230 **Recommendation: It is recommended that the HRA proposed wording is added to site allocation H3.6, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.**
- 8.3.231 The moderate adverse effect in relation to cultural heritage is not addressed in the site allocation.

8.3.232 **Recommendation: It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.**

8.3.233 The northern portion of the site is located within Flood Zone 1. However, the southern portion of the site is within an area of Flood Zone 2/3 associated with the River Avon and should be excluded from any development. The significant reduction in the size of the site has addressed these sustainability issues.

8.3.234 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes and the site allocation supporting text.

8.4 Plan modifications

8.4.1 **The proposed modifications to the Plan following pre-submission consultation, and the implications for the SA, are provided in Annex II.**

8.4.2 **A large number of the proposed modifications were introduced as factual updates, for which SA was not considered necessary. However, a few of the modifications were considered to necessitate a review of the SA of the Plan, as follows:**

<u>Policy/ Para reference</u>	<u>Proposed Change</u>	<u>Minor or Main Modification</u>	<u>SA Implications</u>
Para 5.4	Amend paragraph after second sentence to read: "Most sites proposed are of more than one hectare, and will therefore require a flood risk assessment (<i>incorporating an assessment of the predicted effects of climate change</i>) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will comply thereby complying with Core Policy 67 (Flood Risk) with regard to flood risk and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. "	<u>Minor</u>	<u>This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.</u> <u>The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.</u>
Para 5.4	Insert text at the end of paragraph 5.4: <u>"Consideration should be given to the predicated effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments."</u>	<u>Minor</u>	<u>This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive. The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.</u>
Para 5.4	Insert new paragraph to read: <u>"The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate</u>	<u>Minor</u>	<u>This change relates to SA Objective 1 to protect all biodiversity and geological features and avoid irreversible losses. Impacts on the River Avon catchment have been considered through the HRA and</u>

<u>Policy/ Para reference</u>	<u>Proposed Change</u>	<u>Minor or Main Modification</u>	<u>SA Implications</u>
	<i><u>neutral’ for an interim period. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of ‘phosphate neutral’ is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.”</u></i>		<u>HRA Addendum; and this additional proposed wording to the Plan provides further support to helping mitigate impacts related to this objective; overall this is considered to result in an improvement in the score of the Plan against SA Objective 1. The scoring against this objective has been updated against all three policies in Table 8-5.</u>
Paragraph 5.11	Amend paragraph 5.11 to read: As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact Assessment, site specific Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan (<u>incorporating a site wide, comprehensive drainage strategy</u>), Flood Risk Assessment (<u>incorporating an assessment of the predicted effects of climate change</u>), and Transport Statement.	<u>Minor</u>	<u>This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive. The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.</u>
Paragraph 5.44	Amend the 2nd bullet point to read: “Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <u>Moreover, any new primary</u>	<u>Minor</u>	<u>This modification relates to SA Objective 9. This text strengthens the need for consideration of school capacity for development in Trowbridge. The score for Policy H2 against this objective has been reviewed; currently, mixed effects are identified. It is assessed that missed effects will still occur, however, that this additional wording will result in a moderate as opposed to minor positive effect for</u>

<u>Policy/ Para reference</u>	<u>Proposed Change</u>	<u>Minor or Main Modification</u>	<u>SA Implications</u>
	<p><u>school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u></p> <p>Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity."</p>		<p><u>Policy H2 against SA Objective 9. The scoring against SA Objective 9 for Policy H2 has been updated.</u></p>
Figure 5.7, Paragraph 5.58	<p>Amend the boundary of the allocation as set out in Annex D.</p> <p>And first sentence of paragraph 5.58 to read:</p> <p>"Approximately 16.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development"</p>	Minor	<p><u>The assessment of this site policy presented in Annex I considered the two sites making up this policy (263 and 297) covering an area of approximately 16ha. Given that this site size, together with the number of dwellings (see below) has increased, a review of the SA is considered necessary. Further details are provided below.</u></p>
Policy H2 Table 5.3, Paragraph 5.58	<p>Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings.</p> <p>Amend first sentence in paragraph 5.58 as follows:</p> <p>"... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map."</p>	Main	<p><u>The SA of the two sites making up this policy allocation (Sites 263 and 297) is presented in Annex I. Given that the site policy size, together with the number of dwellings, has increased, a review of the SA of the site policy is considered necessary.</u></p> <p><u>An increase in the number of dwellings could result in further impact against SA Objective 3 in terms of the site needing to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection, however it is felt that the proposed policy modification on flood risk and drainage (see further modification proposed below) addresses this issue and therefore no change to this score is proposed.</u></p> <p><u>In relation to SA Objective 4 (Improve air quality throughout Wiltshire and minimise all sources of environmental pollution), given the likely increase in additional car journeys this could result in, it is considered that the effect would change from minor to moderate adverse.</u></p> <p><u>Overall, the increase in dwellings proposed will result in a change from a moderate to a major positive effect for this site on SA Objective 8 and a change from a minor to a moderate positive effect on Objective 11 (Encourage a vibrant and diversified economy and provide for long-term sustainable</u></p>

<u>Policy/ Para reference</u>	<u>Proposed Change</u>	<u>Minor or Main Modification</u>	<u>SA Implications</u>
			<p><u>economic growth).</u></p> <p><u>All other SA scores would remain the same as for the assessment of Site 263.</u></p>
Paragraph 5.87	<p>Add new sentence to the end of paragraph under 5.87 to read as follows:</p> <p><i><u>"Developments will be required to ensure that appropriate measures are in place to ensure no harm to the River Wylye SAC and SSSI."</u></i></p>	Minor	<p><u>This modification relates to SA Objective 1. This wording strengthens the existing Policy and reflects recommendations in the previous version of the SA Report. Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.</u></p>
Policy H3, Table 5.4	<p>Add new site to Policy H3 Table 5.4 under Salisbury Community Area:</p> <p><u>H3.x, The Yard, Hampton Park, 14 dwellings.</u></p>	Major	<p><u>This is a new site allocation; the site has been assessed in Chapter 7 of the SA Report. The policy implications are addressed below.</u></p>
New site allocation Policy H3.x	<p>After paragraph 5.149 add in new site allocation, as set out below.</p> <p>Insert heading:</p> <p><u>"H3.x The Yard, Hampton Park, Salisbury"</u></p> <p>Then insert site allocation figure as set out in Annex I;</p> <p>And insert following new paragraphs after.</p> <p>New para:</p> <p><i><u>"The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury."</u></i></p> <p>New para:</p> <p><i><u>"The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close."</u></i></p>	Minor	<p><u>This is a new site allocation and therefore the policy implications require SA.</u></p> <p><u>Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the H3 policy supporting text.</u></p> <p><u>The proposed new supporting text for the site policy does not, however, make specific recommendations for HRA to address the moderate adverse effect identified for this site against SA Objective 1.</u></p> <p><u>The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency in this proposed changes tables, that the following text is added:</u></p> <p><i><u>"Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."</u></i></p> <p><u>Overall, the inclusion of this site in</u></p>

<u>Policy/ Para reference</u>	<u>Proposed Change</u>	<u>Minor or Main Modification</u>	<u>SA Implications</u>
	<p>New para: <u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></p> <p>New para: <u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></p> <p>New para: <u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u></p>		<p><u>Policy H3 does result in a change to the overall conclusions of Policy H3 against the SA Objectives in Table 8-5.</u></p>

8.5 Conclusions

- 8.5.1 A summary table of the overall sustainability effects of the three Housing Market Area policies against the SA Framework is presented below. The assessment takes into account the mitigation measures proposed within the **pre-submission** Plan, which to a large part covers the issues identified in the SA of the individual sites; as such, the overall score of the Policies against certain SA Objectives may be more positive than the sum of individual site assessment scores, as appropriate mitigation has been proposed within the Policy.
- 8.5.2 For some SA Objectives, both positive and negative effects have been identified for the Housing Market Area Policy; this reflects that either sufficient mitigation has been included in some site allocations, but for others further mitigation is recommended; and/or that both positive and negative effects can be anticipated as a result of the Policy e.g. adverse effects on biodiversity due to the loss of existing habitats, however the potential for longer term benefits through improved planting and landscaping on site leading to biodiversity gain.
- 8.5.3 **To reflect the SA of proposed Plan modifications set out in Section 8.4 above, the scoring against Objective 1 for all three policies, Objectives 3, 5a, 5b for all three policies, and against Objective 9 for Policy H2 have been updated.**

Table 8.5. Summary of policy assessment against the SA framework

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary
1	++ / -	<p>The proposed sites are greenfield sites. Within the cross-cutting themes, the Policy requires landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites. The Policy could be strengthened by including in the cross-cutting themes the need for an ecological assessment at all sites.</p> <p>The HRA concludes that it is considered highly unlikely that any of the individual policy options would have LSE upon the River Avon SAC through increased water abstraction when considered alone. The HRA of the Plan also concludes that the majority of policy options in the catchment would not have an adverse effect on the integrity of the River Avon SAC (covering the Ludgershall site).</p> <p><u>The proposed Plan modifications strengthen the Plan in relation to potential LSE on the River SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan.</u></p> <p>Whilst no LSE is concluded, for completeness it is recommended that the Policy supporting text identifies and makes reference to the conclusions of the HRA given that the site falls within the catchment area for this SAC.</p>	++ / -	<p>The proposed sites are greenfield sites. Within the cross-cutting themes, the Policy requires landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites. The Policy could be strengthened by including in the cross-cutting themes the need for an ecological assessment at all sites.</p> <p>The Policy identifies that there are significant issues surrounding biodiversity associated with development, and identifies the need for detailed design and layout of schemes to consider additional planting and open space to protect and enhance these habitats. Within the individual sub-policies, the HRA recommendations in relation to the protection of the Bath and Bradford on Avon Bats SAC have been included. The overall Policy wording in relation to Trowbridge could be strengthened to bring out the requirement for individual sites to address mitigation in relation to the SAC, however overall it is considered the appropriate mitigation has been proposed.</p> <p><u>The proposed Plan modifications strengthen the Plan in relation to potential LSE on the River SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan.</u></p> <p>There are no geological features of interest</p>	++ / -	<p>The proposed sites are greenfield sites. Within the cross-cutting themes, the Policy requires landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites. The Policy could be strengthened by including in the cross-cutting themes the need for an ecological assessment at all sites.</p> <p>For sites in Salisbury, the HRA concludes that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The HRA however recommends that supporting text should be added to the Plan in relation to Salisbury sites explaining that all development will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus. No further action beyond review of Annex 2 when available is considered necessary. <u>The proposed Plan modifications strengthen the Plan in relation to potential LSE on the River SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan.</u></p> <p>Moderate adverse effects were also identified for sites in Durrington due to potential impacts on River Avon SAC. The HRA considers that it is currently possible to conclude that the plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be</p>

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary	
Page 426				to report.		<p>required to accommodate new growth. The HRA recommended additional text for site allocations H3.5 and 3.6, which have been incorporated into the Plan. This wording has not been incorporated within the Plan policies, and therefore it is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.</p> <p>Moderate adverse effects were identified for sites in Durrington in relation to Salisbury Plain SPA due to recreational pressure at the site level, however the HRA concludes that at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects. There are no recommendations for changes to policies or supporting text. The Council will be updating the Salisbury Plain Mitigation Strategy to take the latest visitor survey results and stone curlew monitoring into consideration and NE, RSPB and the MoD will be consulted as part of this work.</p> <p>There are no geological features of interest to report.</p>	
	2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	+ / -	Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land. No moderate adverse effects have been identified on Best and Most Versatile agricultural land, however, the cross-cutting themes could be strengthened by including the requirement to investigate soils quality on each site and, where BMV is identified, to consider a reduction in the size of the site where feasible.	+ / - -	Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land. Moderate adverse effects have been identified on Best and Most Versatile agricultural land for a number of sites; whilst this is mitigated by a reduction in the number of dwellings proposed at some sites since the SA of the individual sites (Chapter 7), this is not fully mitigated at all sites. The cross-cutting themes could be strengthened by including the requirement to investigate soil quality on each site and, where BMV is identified, to consider a reduction in the size of the site	+ / - -

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary
				<p>where feasible. This requirement could also specifically be set out within the relevant sub-policies.</p> <p>There is also a landfill across one of the sites therefore it is recommended that this constraint and appropriate mitigation should be identified within the sub-policy supporting text for that site.</p>		relevant sub-policy.
3	Use and manage water resources in a sustainable manner	++ / -	++ / -	<p>The requirement for flood risk assessment is identified in the cross-cutting themes. The cross-cutting themes could be strengthened by inclusion of the need for developments to consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); and by requiring that surface water management achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions.</p> <p>The Policy identifies that in relation to development at Warminster, surface water management is an issue and that developments will be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.</p> <p>The proposed plan modifications provide additional support for consideration of flood risk and the predicated effects of climate change.</p>	++ / -	<p>The requirement for flood risk assessment is identified in the cross-cutting themes. The cross-cutting themes could be strengthened by inclusion of the need for developments to consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); and by requiring that surface water management achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions.</p> <p>The Policy identifies that upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence.</p> <p>The potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage at some sites in Durrington is not explicitly identified in sub-policies (where relevant) and is not fully covered by the Amesbury, Bulford and Durrington Policy supporting text, therefore it is recommended that additional text should be added where relevant to address the requirement for further assessment. Also, sub-policy text could be strengthened where sites are known to be located within Groundwater protection zones. The HRA identifies no LSE in relation to the River Avon SAC.</p> <p>There is one site where the limited capacity in local sewers has not been identified, and the sub-policy could be strengthened by identifying the</p>

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary	
						<p>need for confirmation of network reinforcement requirements.</p> <p>The proposed plan modifications provide additional support for consideration of flood risk and the predicated effects of climate change.</p>	
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within this Policy. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and developments seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases. It could also be strengthened in individual sub-policies where the need for a noise impact assessment was identified in the SA of the sites, and could therefore be identified specifically within the relevant sub-policies.	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within this Policy. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and developments seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases. It could also be strengthened in individual sub-policies where the need for a noise impact assessment was identified in the SA of the sites, and should therefore be identified specifically within the relevant sub-policies.	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within this Policy. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and developments seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases. It could also be strengthened in individual sub-policies where the need for a noise impact assessment was identified in the SA of the sites, and should therefore be identified specifically within the relevant sub-policies.
5a	Minimise our impacts on climate change – through reducing greenhouse gas emissions	++ / -	<p>The proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire.</p> <p>The proposed plan modifications provide additional support for consideration of flood risk and the predicated effects of climate change.</p>	++ / -	<p>The proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire.</p> <p>The proposed plan modifications provide additional support for consideration of flood risk and the predicated effects of climate change.</p>	++ / -	<p>The proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire.</p> <p>The proposed plan modifications provide additional support for consideration of flood risk and the predicated effects of climate change.</p>
5b	Minimise our impacts on climate change – through	++ / -	See objective 3.	++ / -	See objective 3.	++ / -	See objective 3.

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SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary
reducing our vulnerability to future climate change effects						
6 Protect, maintain and enhance the historic environment	-	<p>The requirement for a heritage assessment, where necessary, is prescribed in the Policy cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. This could be strengthened by including the need for archaeological assessment where considered necessary.</p> <p>Although the cross-cutting themes cover this generally, some sub-policies identify specific cultural heritage issues and the requirement for mitigation, whereas others that have potentially moderate adverse effects on this objective do not. Mitigation measures could be strengthened by including specific requirements in relation to this objective within each relevant sub-policy.</p>	-	<p>The requirement for a heritage assessment, where necessary, is prescribed in the Policy cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. This could be strengthened by including the need for archaeological assessment where considered necessary.</p> <p>Although the cross-cutting themes cover this generally, some sub-policies identify specific cultural heritage issues and the requirement for mitigation, whereas others that have potentially moderate adverse effects on this objective do not. Mitigation measures could be strengthened by including specific requirements in relation to this objective within each relevant sub-policy.</p>	-	<p>The requirement for a heritage assessment, where necessary, is prescribed in the Policy cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. This could be strengthened by including the need for archaeological assessment where considered necessary.</p> <p>The Policy identifies that the area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include ensuring against any harm to the setting of the Stonehenge and Avebury World Heritage Site.</p> <p>Several sub-policies identify specific cultural heritage issues and the requirement for mitigation, however this is missing from other sub-policies. It is therefore recommended that further text is added to these relevant sub-policies.</p>
7 Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	+ / -	No moderate adverse effects have been identified against any of the sites proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual sub-policies.	+ / -	Moderate adverse effects have been identified against several of the sites proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual sub-policies.	+ / -	Only one moderate adverse effect has been identified against any of the sites proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual sub-policies. The site with the moderate adverse effect identified at the site level in Chapter 7 has been reduced substantially in size therefore reducing any negative effects of this specific site.
8 Provide everyone with the opportunity to live in good quality,	++	This land allocation would deliver the development of 350 dwellings. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in	+++	This land allocation would deliver the development of 4205 1575 dwellings. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with	++	This land allocation would deliver the development of 895 924 dwellings. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary
affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures		accordance with Core Strategy Core Policy 43 (Providing Affordable Homes). This could be strengthened by including a target for developments over a certain size.		Core Strategy Core Policy 43 (Providing Affordable Homes). This could be strengthened by including a target for developments over a certain size.		Affordable Homes). This could be strengthened by including a target for developments over a certain size.
9 Reduce poverty and deprivation and promote more inclusive and self-contained communities	+	This land allocation would deliver the development of 350 dwellings. Minor adverse effects on school and health facilities are identified; however the Policy cross-cutting themes identify that the Council will seek funding contributions toward infrastructure or mitigation that is not earmarked for levy funding and which is directly related to development and necessary for it to proceed.	++/-	<p>This land allocation would deliver the development of 4205 1575 dwellings.</p> <p>Moderate adverse effects on school and health facilities are identified specifically in relation to Trowbridge. The Policy cross-cutting themes identify that the Council will seek funding contributions toward infrastructure or mitigation that is not earmarked for levy funding and which is directly related to development and necessary for it to proceed.</p> <p>A number of the sub-policies identify specifically the need to consider school and health facilities and propose mitigation, however not all sites where this is a moderate adverse issue do, therefore further wording has been recommended within the relevant sub-policies.</p> <p><u>The proposed plan modification strengthens the need for consideration of school capacity for development in Trowbridge.</u></p>	+/-	This land allocation would deliver the development of 895 924 dwellings. A mix of positive and negative effects have been identified in relation to school and health facility infrastructure. The moderate adverse effects in relation to school and health facility capacity are addressed in the relevant sub-policies supporting text through the identification of the need for appropriate contributions
10 Reduce the need to travel and promote more sustainable transport choices	+/-	Only minor adverse effects in relation to this objective have been identified for the sites within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes.	+/-	Only minor adverse effects in relation to this objective have been identified for the sites within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes.	+/-	Only minor adverse effects in relation to this objective have been identified for the sites within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes.

SA Objective	Policy H1	Policy H1 commentary	Policy H2	Policy H2 commentary	Policy H3	Policy H3 commentary
11 Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	+	Development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.	++	Development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.	+++	Development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.
12 Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local business and a changing workforce	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.

9. Cumulative effects

- 9.1 As noted in Chapter 2, there is a requirement to consider Cumulative, Synergistic and Indirect Effects of policies in the Draft Housing Site Allocations Plan. Secondary and Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as the result of a complex pathway. Cumulative effects arise where several proposals individually may or may not have a significant effect but in-combination have a significant effect due to spatial crowding or temporal overlap. Synergistic effects are when two or more effects act together to create an effect greater than the simple sum of the effects acting alone.
- 9.2 The results of the assessments of direct effects of the Plan policies are discussed in Chapter 8. As required by the SEA Regulations, cumulative, synergistic and indirect effects have also been considered during the SA.

Combined effects of Policies H1, H2 and H3

- 9.2.1 Having assessed the effects of policies H1, H2 and H3 individually, it is important to consider their effects in relation to one another through cumulative effects. Table 9.1 provides a summary table of the effects of the three policies, **including the updated SA as a result of the Plan modifications identified in Section 8.4.**

Table 9.1. Combined effects of Policies H1, H2 and H3

SA Objective	Commentary
<p>Biodiversity</p> <p>1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p>	<p>The assessment of each policy identifies a mix of minor positive and negative effects. It generally identifies features at a localised level which may be positively and adversely affected such as hedgerows and trees. These are unlikely be affected cumulatively as effects in one site policy are unlikely to affect another site policy.</p> <p>Potential impacts on the River Avon SAC were identified at the site level for a number of sites across Policies H1 and H3. However, the HRA generally concludes that the plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, it is noted in the HRA that it is widely accepted among relevant stakeholders that the fully licensed scenario shown by the Wessex Basin Groundwater Model would be unsustainable and would have an adverse effect on the River Avon SAC if it were to be fully implemented. Investigations are currently underway to establish the need for further sustainability reductions for Durrington PWS and other local abstractions. It is therefore worth noting that this situation may need to be reviewed at a later stage in light of the investigations and any proposed revisions to the Durrington PWS, and it is possible that timing of delivery of these options might be reliant upon such infrastructure improvements for water supplies.</p> <p>The HRA identified no adverse effects on the Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. This assumes that mitigation proposed in the HRA is implemented, measures which have been incorporated into the Plan. <u>The proposed Plan modifications strengthen the Plan in relation to potential LSE on the River SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan.</u></p> <p><u>Overall, in terms of cumulative effects for policies H1, H2 and H3, with the mitigation measures in place there is expected to be at worst minor negative and at best a moderate beneficial effect against this SA objective as enhancement measures are implemented.</u></p>
<p>Land and soil use</p> <p>2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.</p>	<p>The assessment of H1, H2 and H3 identifies that minor to moderate adverse effects could be possible on this objective due to the inevitable loss of greenfield / agricultural land. The assessment of H2 and H3 identifies that there are some sites where the loss of Best and Most Versatile agricultural land may occur, though for the most part the reduction in site sizes since the site specific SA has reduced potential impacts. Depending on final areas of loss, the combination of all policies will inevitably result in a greater total greater loss of greenfield / agricultural land, that could be considered significant.</p>

SA Objective	Commentary
	<p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there may be up to <u>moderate adverse</u> effects against this SA objective.</p>
<p>Water resources</p> <p>3. Use and manage water resources in a sustainable manner.</p>	<p>The assessment of H1, H2 and H3 concludes a mix of minor negative and positive effects. The connectivity between the areas in H1 and H2 which drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increased risk of water pollution.</p> <p>The HRA concludes no adverse effects on the River Avon SAC through increased water abstraction, either through individual sites or in combination with other plans and projects</p> <p>The policies identify specifically the need for surface water management at a number of areas across the policies, and that further assessment is required.</p> <p>The policy wording provides a commitment to flood risk assessment as well as a number of site specific sub-policy measures to address water management issues. However, the cross-cutting themes or policies do not include a commitment to surface water management to achieve equivalent or less than current greenfield rates of run-off, which should mitigate any effects.</p> <p>The proposed plan modifications do however provide additional support for consideration of flood risk and the predicated effects of climate change.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>minor (i.e. no change) to potentially moderate adverse (i.e. elevated)</u> effects against this SA objective.</p>
<p>Air quality and environmental pollution</p> <p>4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	<p>A mix of minor positive and negative effects are identified for H1, H2 and H3.</p> <p>In combination, however, the scale of development is likely to see a considerable increase in the number of private car journeys. Although none of the sites are within AQMAs, effects on air, noise and light may all increase and be significant as a whole.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there is expected to be a <u>moderate adverse (i.e. elevated) effect</u> against this SA objective.</p>
<p>Climatic factors</p> <p>5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	<p>In combination, H1, H2 and H3 are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.</p> <p>The proposed plan modifications do however provide additional support for consideration of the predicated effects of climate change.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there is expected to be a <u>moderate adverse (i.e. elevated) effect</u> against this SA objective.</p>
<p>Climatic factors</p> <p>5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	<p>The assessment of H1, H2 and H3 identifies a mix of minor negative and positive effects. The connectivity between the different areas which all drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increase risk of water pollution.</p> <p>The policies identify specifically the need for surface water management at a number of areas across the policies, and that further assessment is required.</p> <p>The policy wording provides a commitment to flood risk assessment as well as a number of site specific sub-policy measures to address water management issues. However, the cross-cutting themes or policies do not include a commitment to surface water management to achieve equivalent or less than current greenfield rates of run-off, which should mitigate any effects.</p> <p>The proposed plan modifications do however provide additional support for consideration of flood risk and the predicted effects of climate change. Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>minor (i.e. no change) adverse to potentially moderate (i.e. elevated)</u> effects against this SA objective.</p>
<p>Historic environment</p> <p>6. Protect, maintain and enhance the historic</p>	<p>Minor adverse effects are identified for all policies. Effects on heritage are largely localised and include effects on conservation areas, listed buildings, the setting of listed buildings and archaeology. It is unlikely that the construction and operation of</p>

SA Objective	Commentary
environment	<p>H1, H2 and H3 in combination will affect these localised features.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>minor adverse (i.e. no change)</u> effects against this SA objective.</p>
<p>Landscape</p> <p>7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p>	<p>Overall minor negative to minor positive effects are identified for all policies.</p> <p>The requirement for appropriate landscaping is covered within both the cross-cutting themes and individual sub-policies. Given the different locations of the site allocations, cumulative effects are most likely to occur at the individual policy level rather than as a combination of all policies; although the increased urbanisation of Wiltshire villages and towns could contribute to adverse effects on the overall rural landscape. Sites have however been selected to avoid significant adverse effects on AONBs or to significantly extend the urban fabric of built up areas and therefore landscaping should help to reduce any adverse effects.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>minor negative through to minor positive (i.e. no change)</u> effects against this SA objective.</p>
<p>Population and housing</p> <p>8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>All policies identify moderate to major beneficial effects against this objective. In combination, the effects are likely to be considerable given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing Affordable Homes).</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>major beneficial effects (i.e. slight elevation)</u> against this SA objective.</p>
<p>Healthy and inclusive communities</p> <p>9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.</p>	<p>All policies identify a mix of minor negative and positive effects against this objective. In combination, the effects are likely to be considerable given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. However, the increase in dwellings will put increased pressure on existing school and health facility capacity, identified as a minor issue at most sites. However, the inclusion of the requirement for schools in some policies, plus the requirement to consider contributions towards such infrastructure overall could result in positive effects.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>minor to possibly moderate beneficial effects</u> against this SA objective.</p>
<p>Transport</p> <p>10. Reduce the need to travel and promote more sustainable transport choices.</p>	<p>Minor negative and positive effects are identified against this objective across the policies.</p> <p>There may be cumulative beneficial effects as a result of multiple connected sustainable transport which would provide new cycle and walkways. Furthermore, the provision of mixed uses within these sites within proximity to new and existing development has the potential to cumulatively improve effects against this objective. However, the scale of development is likely to see a considerable increase in the number of private car journeys.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there are expected to be <u>moderate adverse (i.e. elevated)</u> effects against this SA objective.</p>
<p>Economy and enterprise</p> <p>11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p>	<p>All policies identify beneficial effects against this objective. In combination, the effects are likely to be considerable, as the developments will assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built.</p> <p>Overall, in terms of cumulative effects for policies H1, H2 and H3, there is expected to be <u>major beneficial effects (i.e. elevated)</u> against this SA objective.</p>
<p>Economy and enterprise</p> <p>12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs</p>	<p>See objective 11 above.</p>

SA Objective	Commentary
of local businesses and a changing workforce.	

Synergistic effects

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

Cumulative effects between the Wiltshire Housing Site Allocations Plan and other plans

- 9.2.4 In terms of considering other plans promoted by Wiltshire Council, this SA has used baseline data wherever possible, including identifying designations and constraints on current local authority plans such as the Core Strategy and Proposals Maps. For this reason, the SA is inherently cumulative as it factors in local spatial plans, which are likely to be a main source of potential cumulative effects. The HRA has also taken the Core Strategy, and other relevant plans, into consideration.
- 9.2.5 The Core Strategy identifies a number of strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury. These strategic sites comprise:
- Land identified at Kings Gate, Amesbury for strategic growth - 1,300 dwellings
 - Land identified for strategic growth in Salisbury - 3,950 dwellings:
 - o Fugglestone Red - 1,250 dwellings
 - o Hampton Park 500 dwellings
 - o Longhedge (Old Sarum) - 450 dwellings
 - o Churchfields and Engine Shed - 1,100 dwellings
 - o UKLF, Wilton - 450 dwellings
 - o Central Car Park Retail and Leisure floorspace - 200 dwellings
 - Land identified at Drummond Park (MSA) Depot, Ludgershall for strategic growth - 475 dwellings
 - Land identified to the south east of the town at Ashton Park, Trowbridge – 2,600 dwellings
 - Land identified to the west of Warminster, between the existing built form and the A350 for strategic growth for strategic growth, Warminster – 900 dwellings.
- 9.2.6 Whilst the level of housing to be provided at strategic sites are not ‘at least’ but are rather indicative of the level of homes that should be delivered on these sites, these sites have been considered together with the Wiltshire Housing Site Allocations Plan. Each strategic site is to be developed via a masterplan. It is noted that a masterplan for Warminster strategic site has now been approved by the Council which would see the Core Strategy allocation deliver approximately 650 more houses than the Core Strategy allocated.
- 9.2.7 In addition, the Core Strategy requires allocations for strategic sites to be identified in the Chippenham Site Allocations Development Plan Document to accommodate at least 2,625 new homes. The Chippenham Site Allocations Plan (adopted May 2017) identifies the requirement in the Core Strategy for 2,350 new homes; it also identifies that figures for housing supply are

constantly changing and the latest housing land supply assessment therefore indicates that the residual requirement at Chippenham is now at least 1,660 homes.

- 9.2.8 The Army Basing Programme sets out the location changes for the Army. Salisbury Plain will see the largest increase in troop numbers under the Programme, with the provision of new housing on Ministry of Defence land to accommodate military personnel, including service family accommodation and other operational facilities at Larkhill, Tidworth, Bulford (Durrington), Perham Down and Upavon camps.
- 9.2.9 There may be cumulative effects as a result of Policy H1 with Land identified at Drummond Park (MSA) Depot, Ludgershall.
- 9.2.10 There may be cumulative effects as a result of Policy H2 with Land identified to the south east of the town at Ashton Park, Trowbridge; and Land identified to the west of Warminster for strategic growth; and the Chippenham Site Allocations.
- 9.2.11 There may be cumulative effects as a result of Policy H3 with strategic sites proposed at Salisbury and Amesbury. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policy H3.
- 9.2.12 In general, similar cumulative effects are likely to occur in relation to the above, with the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.
- 9.2.13 Table 9.2 provides a summary of the potential cumulative effects.

Table 9.2. Cumulative effects with other Plans

SA Objective	Commentary
<p>Biodiversity</p> <p>1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p>	<p>There are unlikely to be any localised cumulative effects on biodiversity. Potential cumulative effects are likely to result in elevated adverse effects on overall total loss of biodiversity, however mitigation and enhancement measures may result in overall positive effects on biodiversity in the medium to long term.</p> <p>The HRA identified no adverse effects on the Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. This assumes that mitigation proposed in the HRA is implemented. <u>The Plan modifications strengthen the requirements in relation to mitigation of impacts on Natura 2000 sites;</u> measures which have been incorporated into the Plan. Measures were proposed in relation to:</p> <ul style="list-style-type: none"> - cumulative growth at Salisbury in relation to the River Avon SAC Phosphate loading, and more generally, with the requirement for development to <u>be phosphate neutral in accordance with Plan modifications</u> comply with the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus (Policy H3 <u>Plan modifications</u> and Core Strategy); - cumulative growth around Durrington in relation to impacts of abstraction on the River Avon SAC, where upgrades to the local water supply network may be required (Policy H3, Core Strategy and Army Basing Programme). - cumulative growth at Trowbridge in relation to potential impacts on the local Bechstein's population and the Bath and Bradford on Avon Bats SAC (Policy H2 with the Core Strategy at Trowbridge), with specific recommendations to mitigate individual site allocation impacts of the Wiltshire Housing Site Allocations Plan proposed within the HRA and the requirement for site allocations to contribute proportionately to the Trowbridge Recreation Management <u>Bat</u> Mitigation Strategy. <p>Overall, in terms of cumulative effects, with the mitigation measures in place there is expected to be at <u>worst minor negative and at best a minor beneficial effect</u> against this SA objective as enhancement measures are implemented.</p>

SA Objective	Commentary
<p>Land and soil use</p> <p>2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.</p>	<p>The assessment of the Wiltshire Housing Site Allocation Plan policies identifies minor to moderate adverse effects could be possible on this objective due to the inevitable loss of greenfield / agricultural land. Whilst some of the strategic site development is focused on and within existing settlements, some will also potentially result in additional development on greenfield land. Depending on final areas of loss, the combination of all Plans may inevitably result in a greater total greater loss of greenfield / agricultural land, that could be considered significant.</p> <p>Overall, in terms of cumulative effects there may be up to <u>moderate adverse effects</u> against this SA objective.</p>
<p>Water resources</p> <p>3. Use and manage water resources in a sustainable manner.</p>	<p>The connectivity between the areas which drain towards the River Avon means that the increase in permeable area may lead to a cumulative increase in flood risk and an increased risk of water pollution (Policy H2, H3 and the Core Strategy).</p> <p>The HRA concludes no adverse effects on the River Avon SAC through increased water abstraction, either through individual sites or in combination with other plans and projects.</p> <p>Overall there is acknowledgement between plans for the need for surface water management, and that further assessment may be required.</p> <p>Overall, in terms of cumulative effects there are expected to be <u>minor to potentially moderate effects</u> against this SA objective.</p>
<p>Air quality and environmental pollution</p> <p>4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	<p>The scale of development is likely to see a considerable increase in the number of private car journeys. Effects on air, noise and light may all increase and be significant as a whole. This may be particularly within the case in: Ludgershall, Trowbridge, Durrington and in the wider Chippenham and Salisbury areas as a result of the Wiltshire Housing Site Allocations Plan and the Core Strategy Strategic sites, Chippenham Site Allocations and Army Basing Programme.</p> <p>Overall, in terms of cumulative effects there is expected to be <u>moderate adverse effects</u> against this SA objective.</p>
<p>Climatic factors</p> <p>5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	<p>In combination, the various Plans are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.</p> <p>Overall, in terms of cumulative effects there is expected to be a <u>moderate adverse effect</u> against this SA objective.</p>
<p>Climatic factors</p> <p>5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	<p>The connectivity between the different areas which all drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increase risk of water pollution (Policy H2, H3 and the Core Strategy).</p> <p>Overall, in terms of cumulative effects there are expected to be <u>minor to potentially moderate adverse effects</u> against this SA objective.</p>
<p>Historic environment</p> <p>6. Protect, maintain and enhance the historic environment</p>	<p>Minor adverse effects are identified for all policies. Effects on heritage are largely localised and include effects on conservation areas, listed buildings, the setting of listed buildings and archaeology. It is unlikely that the construction and operation of the Wiltshire Housing Site Allocations Plan in combination with other Plans will affect these localised features.</p> <p>Overall, in terms of cumulative effects there are expected to be <u>minor adverse effects</u> against this SA objective.</p>
<p>Landscape</p> <p>7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p>	<p>Overall, there will be increased urbanisation as a result of the Wiltshire Housing Site Allocations Plan with other Plans. For some sites within the Wiltshire Housing Site Allocations Plans, the different location of these sites with the Core Strategy strategic sites is unlikely to result in a significant cumulative effect (e.g. Policy H1 with the proposed strategic site in Ludgershall). However, the development of Policy H2 with the Land identified to the west of Warminster for strategic growth, with land identified at Ashton Park, Trowbridge and with land identified for growth within the Chippenham Site Allocations Plan could have adverse cumulative effects on the landscape in each of these location. There may also be similar adverse cumulative effects in relation to the Policy H3 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.</p>

SA Objective	Commentary
	<p>Overall, in terms of cumulative effects there are expected to be up to <u>moderate negative through to minor positive</u> effects against this SA objective.</p>
<p>Population and housing</p> <p>8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>The cumulative effects are likely to be considerable given that the policies together with the strategic sites in the Core Strategy provide a substantial quantity of dwellings, thus helping the council meet its housing requirements.</p> <p>Overall, in terms of cumulative effects there are expected to be <u>major beneficial effects</u> against this SA objective.</p>
<p>Healthy and inclusive communities</p> <p>9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.</p>	<p>The cumulative effects are likely to be considerable given that the Plans will, overall, provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. However, the increase in dwellings will put increased pressure on existing school and health facility capacity. The requirement to consider contributions towards such infrastructure overall could result in positive effects.</p> <p>Overall, in terms of cumulative effects there are expected to be <u>minor to moderate beneficial effects</u> against this SA objective.</p>
<p>Transport</p> <p>10. Reduce the need to travel and promote more sustainable transport choices.</p>	<p>There may be cumulative beneficial effects as a result of multiple connected sustainable transport which would provide new cycle and walkways. Furthermore, the provision of mixed uses within proximity to new and existing development has the potential to cumulatively improve effects against this objective, although some of these effects are likely to be more localised. However, the scale of development is likely to see a considerable increase in the number of private car journeys.</p> <p>Overall, in terms of cumulative effects there are expected to be <u>moderate adverse effects</u> against this SA objective.</p>
<p>Economy and enterprise</p> <p>11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p>	<p>All policies identify beneficial effects against this objective. The cumulative effects are likely to be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built.</p> <p>Overall, in terms of cumulative effects there is expected to be <u>moderate to major beneficial effects</u> against this SA objective.</p>
<p>Economy and enterprise</p> <p>12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.</p>	<p>See objective 11 above.</p>

10. Assessment of settlement boundaries

10.1.1 Wiltshire Council has developed a revised methodology to review its settlement boundaries as part of the Wiltshire Housing Site Allocations Development Plan. Settlement boundaries define the built form of a settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.

10.1.2 This revised methodology (refer to the Council's Topic Paper 1) consists of six themes, as follows:

- **Theme 1** 'Physical features on the ground' lists specific land uses and their physical relationship to the existing settlement;
- **Theme 2** 'Different types of Development' covers specific land uses and their physical relationship to the existing settlement;
- **Theme 3** 'Planning Permissions' explores which kind of planning permissions should be brought forward within the revised settlement boundary;
- **Theme 4** 'Sites allocated for development in the local plan' identifies whether planning allocations should be included within the revised settlement boundary of Wiltshire Council;
- **Theme 5** 'The curtilage of properties, including large gardens' covers the type of back garden to be included within the settlement boundary based on their capacity to extend the built form and their location in regards the existing settlement; and
- **Theme 6** 'Recreational or amenity space at the edge of settlements' covers whether to include recreational and amenity spaces within the revised settlement boundary of Wiltshire Council based on their size and location.

10.1.3 The draft methodology in the Plan is set out in Table 10.1.

Table 10.1. Settlement boundary methodology

Theme	Methodology
Physical features on the ground	The settlement boundaries define the built form of the settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.
Different types of development	Includes: Residential and community facilities development, such as religious buildings, schools and community halls, that is physically related to the settlement. Employment development in principal settlements, market towns and local service centres that is physically related to the settlement Excludes: Employment development, farm buildings and farmyards, at the edge of large villages Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)
Planning permission	Includes: Built and commenced planning permissions Excludes: All types of unimplemented planning permissions
Sites allocated for development in the local plan	Excludes: Site allocations

Theme	Methodology
The curtilage of properties, including large gardens	<p>Includes:</p> <p>The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location</p> <p>Excludes:</p> <p>The curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location</p>
Recreational or amenity space at the edge of settlements	<p>Includes:</p> <p>Recreational or amenity space at the edge of a settlement that relates more closely to the built environment</p> <p>Excludes:</p> <p>Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside</p>

10.1.4 From an SA perspective, the review of the settlement boundary is welcomed. The inclusions mentioned above provide clarity on defined boundaries that respect physical features, such as hedgerows and water courses. The exclusion of development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations) will ensure that development primarily relates to the existing built environment. The exclusion of curtilages of properties which have the capacity to extend the built form of the settlement as well as the exclusion of all types of unimplemented planning permissions will ensure that any proposed development will follow proper policy development and planning application processes, which will take into account sustainability considerations.

10.1.5 It should be noted that it is not the purpose of the SA to decide on the revised settlement boundary methodology as part of the Wiltshire Housing Site Allocations Plan. This is the role of Wiltshire Council who will have to make decisions about what physical elements to include within its revised boundaries.

11. Mitigation

- 11.1 The term ‘mitigation’ encompasses any approach, which is aimed at preventing, reducing or offsetting significant adverse sustainability effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the Draft Plan. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.
- 11.2 However, the emphasis should, in the first instance, be on proactive avoidance of adverse effects. Only once all alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.
- 11.3 Mitigation can take a wide range of forms, including:
- Changes to the preferred measures, including bringing forward new options to address specific elements that cause adverse effects, or adding or deleting options;
 - Refining options in order to improve the likelihood of positive effects and to minimise adverse effects;
 - Technical measures (such as setting guidelines) to be applied during the implementation stage;
 - Identifying issues to be addressed in project environmental impact assessments for certain projects or classes of projects;
 - Proposals for changing other plans and programmes; and
 - Contingency arrangements for dealing with possible adverse effects.
- 11.4 Mitigation measures (in the form of recommendations) have been identified as part of the assessment and recommendations on how to strengthen identified positive effects or minimise negative effects and are presented in the policy and site specific recommendations in Chapter 8. The recommendations, together with the Council responses are summarised in Table 11.1. **These have not changed as a result of the consultation process; one additional mitigation measure was identified following SA of the modifications proposed to the Plan, as reported in Section 8.4.**

Table 11.1. Summary of mitigation measures and Council responses

Plan policy	Recommendations	Council Response	Plan amendment
Cross-cutting themes in Chapter 5 of the Plan	As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in bold): “An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)” .	Plan allocations involve greenfield sites. The suggested text provides useful further clarification.	Add to paragraph 5.4 “An ecological assessment will be required for all sites. The development will...”
	In paragraph 5.7, the policy could be strengthened by requiring that some of the new housing meets the specific needs of vulnerable and older people.	Further material would replicate measures already included in the development plan, in Core Policy 46.	No change
	It is recommended that the following sentence (in bold) is added to paragraph 5.11: “As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment,	Further material would replicate measures already provided as standing advice. Measures would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<p><i>Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments. Such new evidence can be used as a material consideration when considering a specific planning application.</i></p>		
	<p>It is recommended that the following sentence is added in after paragraph 5.11: <i>“Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required”.</i></p>	<p>Additional text replicates measures already included in the planning system. All planning applications are screened for the likelihood of significant environmental effects in accordance with regulations.</p>	<p>No change</p>
	<p>It is recommended that the following requirements are also included:</p> <p><i>“Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions”.</i></p> <p><i>“Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided”.</i></p> <p><i>“Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes”.</i></p> <p><i>“Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases.”</i></p> <p><i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i></p>	<p>Further text replicates measures or objectives already included in the development plan or elsewhere:</p> <ul style="list-style-type: none"> • regarding surface water management, in Core Policy 67 • regarding air quality, in Core Policy 55 • regarding sustainable modes of travel in Core Policy 61 <p>Individual Plan allocations identify where additional school or healthcare capacity is necessary to enable development to go ahead.</p> <p>Individual Plan allocations identify where additional measures may be required to protect against noise pollution.</p> <p>Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and Re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.</p>	<p>No change</p>
Policy H1 East Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H1			
<p>Site allocation H1.2 Underhill Nursery, Market Lavington</p>	<p>It is recommended that this site allocation could be strengthened by identifying the need for further cultural heritage assessment given that potential effects on SA Objective 6 are identified as moderate adverse at this site.</p>	<p>Medieval remains have been found on or adjacent to the site and further investigation and appraisal would be required. Reference is already made to the need for assessment so is already included.</p>	<p>No change</p>

Plan policy	Recommendations	Council Response	Plan amendment
	<p>The reference in the Plan to the site being within Groundwater Source Protection Zone 2 should be deleted because the SA states that the site is not within a Groundwater Source Protection Zone.</p>	<p>A portion of the site is subject to this protection.</p>	<p>No change</p>
	<p>It is recommended that the requirement for a noise impact assessment is included within the text of this site allocation.</p>	<p>Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process.</p>	<p>No change</p>
<p>Site allocation H1.3 Southcliffe, Market Lavington</p>	<p>It is recommended that the requirement for the retention of priority habitat on site, a noise impact assessment and an archaeological assessment be included within the text of site allocation H1.3.</p>	<p>Further text would replicate measures or objectives already included in the development plan or elsewhere:</p> <ul style="list-style-type: none"> • regarding biodiversity, in Core Policy 50 • regarding heritage assets, in Core Policy 58 <p>Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process</p>	<p>No change</p>
<p>Site allocation H1.4 East of Lavington School, Market Lavington</p>	<p>It is recommended that the requirement for a noise impact assessment and an archaeological assessment should be included within the text of the site allocation H1.4.</p>	<p>Further text would replicate measures or objectives already included in the development plan or elsewhere:</p> <ul style="list-style-type: none"> • regarding biodiversity, in Core Policy 50 • regarding heritage assets, in Core Policy 58 <p>Neighbouring uses are residential and low key business. Any need for an assessment will be considered through a planning application process</p>	<p>No change</p>
Policy H2 North and West Wiltshire Housing Market Area			
<p>Policy H2 North and West Wiltshire Housing Market Area</p>	<p>It is recommended that the supporting text for Policy H2 in relation to Trowbridge is amended as follows:</p> <p>Paragraph 5.45: <i>“Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC) (e.g. protected bat species), landscape (Green Belt) and infrastructure (i.e. e.g. education and health facility capacity) constraints that limit the choice of available sites. “</i></p> <p>The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on H2.4</p>	<p>Paragraph 5.45 does not provide an exhaustive list of constraints that affect the town.</p> <p>Additional text referring to site specific mitigation measures is already included.</p>	<p>No change</p>

Plan policy	Recommendations	Council Response	Plan amendment
	below.		
	In addition to the Priority Biodiversity Action Plan habitats, reference should be made at paragraph 5.45 to the HRA recommendations: <i>“Habitats Regulations Assessment: Potential impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance have been identified in the HRA for sites in Trowbridge, and the HRA identifies mitigation that is required for specific sites. These measures are identified under relevant site allocation supporting text”.</i>	Reference is made in paragraph 5.46. The HRA concludes that Plan allocations will not be likely to have significant adverse effects on the integrity of the R Avon SAC	No change
	Whilst no LSE on the River Avon SAC and phosphate loading has been identified in the HRA, it is recommended that, when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.	Any implications arising from review of the Nutrient Management Plan will be addressed as Plan preparation progresses.	No change
Individual site policy/site allocation within Policy H2			
Policy H2.1 Elm Grove Farm, Trowbridge	It is recommended that the requirement for potential statutory easements, as the existing foul sewerage infrastructure crosses the site, and a Noise Impact Assessment should be included within the text of the Policy H2.1.	The treatment of statutory easements is a common feature of detailed design and layout that will be considered as part of the master plan process. Small parts of the site could potentially be affected by noise from a main road and railway, so additional text would be useful clarification.	Add to paragraph 5.53: <i>“...In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway.”</i>
Site allocation H2.2 Land off A363 at White Horse Business Park	Given the original size of development, moderate adverse effects regarding loss of Best and Most Versatile agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree though a moderate adverse effect is still possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied to the site allocation supporting text: “Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local	Further text would replicate measures or objectives already included in the	No change

Plan policy	Recommendations	Council Response	Plan amendment
	highway network, even with the reduction in the number of dwellings proposed. The requirement for a Transport Assessment for this site should be identified in the site allocation.	development plan regarding travel in Core Policy 61.	
Site allocation H2.3 Elizabeth Way	Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a Best and Most Versatile agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. It is recommended that should the site be developed, the following text is added to this site allocation: <i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i>	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
Site allocation H2.5 Upper Studley	It is recommended that the following text is added to this site allocation: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i>	The scale of development and its impact is not considered to be of a scale that contributions could be justified as fairly and reasonably related or necessary to enable it to go ahead.	No change
Policy H2.7 East of the Dene, Warminster	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: <i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i>	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	It is recommended that the following text is added to this Policy: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i>	The additional text provides useful clarification.	Additional text after paragraph 5.89: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP</i>

Plan policy	Recommendations	Council Response	Plan amendment
			surgeries at the town.”
Site allocation H2.8 Bore Hill Farm	It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.	The benefits of proposals outweigh harm from any loss of BMV. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and the re-use of soil would be sought as a part of the planning application process and may be conditioned as part of planning permission.	No change
	It is recommended that the following text is added to this site allocation: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i>	The additional text provides useful clarification.	Additional text after paragraph 5.92: <i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.”</i>
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H2.8.	Parts of the site could potentially be affected by noise, so additional text would be useful clarification.	Add to paragraph 5.92: <i>“ ... located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout. Future development...”</i>
Site allocation H2.9 Boreham Road	It is recommended that appropriate mitigation for the landfill / rubble within this site should be identified within the site allocation supporting text.	Soil condition would be considered as a part of the application process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	<p>The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the site allocation. It is recommended that the following text is added to this site allocation.</p> <p><i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.”</i></p>	<p>The additional text provides useful clarification</p>	<p>Additional text after paragraph 5.98:</p> <p><i>“In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.”</i></p>
<p>Site allocation H2.10 Barbers Farm Nurseries, Chapmanslade</p>	<p>It is recommended that the site allocation text specifically identifies the need for detailed ecological assessment at this site.</p>	<p>Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50.</p>	<p>No change</p>
<p>Policy H2.11 The Street, Hullavington</p>	<p>It is recommended that the Policy text specifically identifies the need for detailed ecological assessment at this site. Furthermore, it is recommended that the requirement for a Heritage Impact Assessment is specifically identified in the Policy text.</p>	<p>Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50, and Heritage Impact Assessment in Core Policy 58.</p>	<p>No change</p>
<p>Site allocation H2.12 East of Farrells Field, Yatton Keynell</p>	<p>Site allocation H2.12 and its supporting text does not specifically address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area. It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.</p>	<p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.</p>	<p>No change</p>
	<p>Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.</p>	<p>Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 58.</p>	<p>No change</p>
<p>Site allocation H2.13 Ridgeway Farm, Crudwell</p>	<p>Site allocation H2.13 and its supporting text does not address the moderate adverse effect related to the fact that the site is within Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location. It is recommended that these issues are identified in the site allocation supporting text, and the need for further assessment is required.</p>	<p>A hydrological/ hydrogeological risk assessment may be required in order to support development proposals. This would form part of detailed design and consideration as part of the planning application process in accordance with Core Policy 67.</p>	<p>No change</p>

Plan policy	Recommendations	Council Response	Plan amendment
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment as well as a Heritage Impact Assessment as this site is near Crudwell Conservation Area is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H2.14 Court Orchard / Cassways Bratton	Site allocation H2.14 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. It is recommended that these issues are identified in the site allocation supporting text, and the need for a foul flow capacity assessment is identified in the supporting text.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Policy H3 South Wiltshire Housing Market Area			
Individual site policy/site allocation within Policy H3			
Policy H3.1 Netherhampton Road, Salisbury	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: <i>“Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil’s quality).”</i>	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment and a noise impact assessment are specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.2 Hilltop Way	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of site allocation H3.2.	Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.3 North of Netherhampton Road	Site allocation H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. It is recommended that this is identified in the site allocation supporting text and the need for	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in	No change

Plan policy	Recommendations	Council Response	Plan amendment
	further assessment identified.	accordance with Core Policy 3.	
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.4 Land at Rowbarrow	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H3.4.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
Site allocation H3.5 Clover Lane, Durrington	Site allocation H3.5 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington supporting text. It is recommended that additional text should be added to this site allocation to address the requirement for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.	No change
	It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.	The HRA concludes that Plan allocations will not have an adverse effect on the integrity of the River Avon SAC. Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the supporting text does not identify that this site is within a Groundwater Source Protection Zone 2. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	No change
	Although only minor adverse effects, to ensure that the full suite of measures identified for this	Neighbouring uses are generally low key. Any need	No change

Plan policy	Recommendations	Council Response	Plan amendment
	site are covered, it is recommended that the requirement a noise impact assessment is included within the text of site allocation H3.5.	for an assessment will be considered through a planning application process.	
	It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Site allocation H3.6 Larkhill Road	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, site allocation H3.6 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1. It is recommended that the site allocation supporting text is strengthened by identifying this and the need for further assessment.	<p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.</p> <p>The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.</p>	No change
	It is recommended that the HRA proposed wording is added to site allocation H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence.	Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	It is recommended that the requirement for a Heritage Impact Assessment is included in the site allocation supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change

12. Monitoring programme

- 12.1 The SEA Directive states that *'member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'* (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (Stage E).
- 12.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects; and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant sustainability effects (both beneficial or adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.
- 12.3 Existing guidance recommends monitoring to be incorporated into Local Authority's existing monitoring arrangements. Under Section 35 of the Planning and Compulsory Purchase Act 2004, the Local Authority is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Plan and the extent to which policies and proposals are being achieved and to identify any changes if a policy is not working or if the targets are not met.
- 12.3.1 The Wiltshire Monitoring Framework has been published alongside the Core Strategy, and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.
- 12.4 In order to reach a final framework of indicators for the AMR for the Housing Site Allocations Plan, the Council will need to consider the indicators proposed in the SA to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.
- 12.5 Table 14.1 proposes potential targets and indicators to monitor potential significant effects (direct as well as cumulative effects) against the SA objectives and form the basis of the monitoring programme.
- SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
 - SA Objective 3: Use and manage water resources in a sustainable manner
 - SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
 - SA Objective 5a: Minimise our impacts on climate change – through reducing greenhouse gas emissions
 - SA Objective 5b: Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
 - SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
 - SA Objective 10: Reduce the need to travel and promote more sustainable transport choices
 - SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
 - SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce
- 12.6 **No additional monitoring was considered necessary following a review of the modifications to the Plan.**

Table 12.1. Proposed Monitoring Programme

SA Objective against which a significant effect has been predicted	Targets	Suggested Indicators for monitoring programme
SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Reduce loss of best and most versatile agricultural land Ensure remediation of contaminated sites prior to development	Amount (Ha) of best and most versatile agricultural land lost to development Number of contaminated sites that have been remediated/ Area (Ha) of derelict/contaminated land
SA Objective 3: Use and manage water resources in a sustainable manner	Improve sustainable water management 100% new households with access to water and wastewater infrastructure	Number of consented applications integrating surface water management and water pollution prevention measures within new development, e.g. smart water meters, greywater recycling, rainwater harvesting and recycling % of development using SuDS techniques Number of water leaks, water quality, water shortage incidents/complaints Number of households with access to water and wastewater infrastructure
SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution.	No applications permitted contrary to the advice of Wiltshire Council on the grounds of air pollution that cannot be mitigated	Air quality in and around new development sites within legal permissible levels Air Quality Strategy Implementation Plan
SA Objective 5a: Minimise our impact on climate change – through reducing GHG emissions	Increase new dwelling units meeting good and excellent standards of BREEAM	Number of BREEAM completion certificates achieving ‘very good’ BREEAM standards Number of new dwellings achieving Zero Carbon Homes Policy Number of trees planted for new development
SA Objective 5b: Minimise our impact on climate change – through reducing our vulnerability to climate change effects	Avoid flood risk areas for new development	% of development in zone 2, 3a and 3b of the flood plain Number of new properties at risk of flooding Number of flood risk assessments prepared Number of SuDS schemes delivered Number of homes built against Environment Agency advice on flooding
SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	Increase affordable housing and mix of dwelling sizes Meet annual housing requirements	Delivery of allocated housing sites Tenure and mix of houses delivered Affordable housing completed as % all new development completed Average property price vs household gross earned income ratio
SA Objective 10: Reduce the need to travel and promote more sustainable transport choices	Decrease use of private transport Promote use of non-motorised transport (NMT)	Level of road traffic growth for cars (using the National Transport Model). Amount (km) of cycle lanes and footpaths built/restored as a result of new development % of new residential within 1km catchment area of public transport station Number of bicycle parking spaces within new major development

SA Objective against which a significant effect has been predicted	Targets	Suggested Indicators for monitoring programme
SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	Promote local shops and services	Number of consented local shop licenses (since adoption of the plan)
SA Objective 12: Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	Improve accessibility to high quality employment land (since adoption of the plan)	Dwellings units to employment land ratio

13. Conclusions

13.1 Introduction

- 13.1.1 This SA Report documents the SA process and its key findings for the Draft Wiltshire Housing Site Allocations Plan **and modifications resulting from pre-submission consultation on the Draft Plan.** The purpose of the Housing Site Allocations Plan is twofold:
- It provides a review of settlement boundaries – it reviews all ‘settlement boundaries’ or ‘limits to development’ in the Wiltshire Core Strategy (WCS) (except for Chippenham, which has been addressed through the Chippenham Site Allocations Plan); and
 - It allocates sites for housing development: It identifies, where necessary, new allocations for housing at settlements to provide for additional housing to help deliver the WCS housing requirement of at least 42,000 dwellings over the plan period 2006 to 2026.
- 13.1.2 The SA Report has been produced in line with relevant legislation and guidance and has been produced through various stages. It provides the sustainability appraisal in terms of social, economic and environmental factors of the policies that will guide the development of a number of specific sites in three housing market areas in Wiltshire. It provides a summary of the baseline conditions and key issues in Wiltshire. A review of the key plans, programmes and strategies is also included, which seeks to consider the wider context within which the policies within the Draft Plan will be implemented.
- 13.1.3 After developing an understanding of the plan area and undertaking the detailed assessment of each site using the Site Assessment Methodology, the proposed policies and site allocations within the plan were appraised against a set of sustainability objectives. These objectives have been used consistently throughout the assessment of the Draft Plan in order to determine its sustainability.
- 13.1.4 The Draft Plan is considered to have been iteratively improved through this process. The results of the sustainability appraisal demonstrate that the individual proposed allocations are broadly compatible with sustainability objectives.

13.2 Policy H1

- 13.2.1 Policy H1 allocates land in the East Wiltshire Housing Market Area, in Tidworth and Devizes Community Areas. The policy will deliver 350 dwellings.
- 13.2.2 Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).
- 13.2.3 Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).
- 13.2.4 Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

- 13.2.5 Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).
- 13.2.6 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).
- 13.2.7 The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).
- 13.2.8 The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.3 Policy H2

- 13.3.1 Policy H2 allocates land in the North and West Wiltshire Housing Market Area, in Trowbridge, Warminster, Chippenham, Malmesbury and Westbury Community Areas. The policy will deliver ~~4205~~ **1500** dwellings.
- 13.3.2 Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~The HRA has identified no LSE in relation to these sites~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land, with sites identified within this policy as containing best and most versatile land, as well as one site containing a landfill (SA Obj. 2).
- 13.3.3 There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).
- 13.3.4 Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).
- 13.3.5 Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).
- 13.3.6 Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).
- 13.3.7 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).
- 13.3.8 The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions. **Furthermore, the Plan is strengthened in relation to this objective through the proposed modification** (SA Obj. 9).

- 13.3.9 The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.4 Policy H3

- 13.4.1 Policy H3 allocates land in the South Wiltshire Housing Market Area, in Salisbury and Amesbury Community Areas. The policy will deliver ~~895~~ **924** dwellings.
- 13.4.2 Mixed effects (**moderate**/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. ~~Whilst the HRA has identified no LSE in relation to these sites on the River Avon SAC, recommendations have been made in the HRA and incorporated into the Policy~~ **Proposed Plan modifications support and strengthen requirements in relation to HRA and protection of Natura 2000 sites** (SA Obj. 1). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments **and is further strengthened through proposed Plan modifications** (SA Obj. 3 and 5b).
- 13.4.3 Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). Minor effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).
- 13.4.4 Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).
- 13.4.5 Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).
- 13.4.6 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).
- 13.4.7 The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).
- 13.4.8 The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.5 Combined effects of H1, H2 and H3

- 13.5.1 When combined, there are likely to be elevated effects, both beneficial and adverse.
- 13.5.2 The main significant adverse effects relate to environmental issues, predominantly as the policies allocate sites on greenfield land. Significant adverse effects also arise from the scale of housing and associated development proposed.
- 13.5.3 The elevated adverse effects that are likely to arise from the combination of policies H1, H2 and H3 include:
- The total loss of best and most versatile land (SA Obj. 2);

- Effects on air quality, noise and light pollution (SA Obj. 4) – the overall scale of development and provision of new roads is likely to increase air, noise and light significantly for new and existing sensitive receptors.
- ~~Effects on the use and management of water resources in a sustainable manner (SA Obj. 3) – due to existing issues related to surface water management, drainage and flood risk that extend beyond the localised area.~~
- Effects on climate change through reducing greenhouse gas emissions (SA Obj. 5a) – the scale of development is likely to see a significant increase in the number of private car journeys, which may for example affect greenhouse gas emissions.
- ~~Effects on climate change through reducing our vulnerability to future climate change effects (SA Obj. 5b) – similar to SA Obj. 3, whereby existing issues related to surface water management, drainage and flood risk extend beyond the localised area.~~
- Effects on transport and travel (SA objective 10) – the scale of development is likely to see a considerable increase in the number of private car journeys.

13.5.4 A number of significant beneficial effects will also arise, related to social and economic considerations. The combination of the policies will result in a substantial contribution to the provision of the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures (SA Obj. 8) and the economy and enterprise (SA Objs. 11 and 12).

13.5.5 A number of recommendations have been made in order to mitigate adverse effects that have been identified. These are both a mix of improvements to the policies in terms of wording and requirements, and further assessment. These mitigation measures are considered to be achievable in all areas to reduce the significance of effects predicted in the assessment.

13.5.6 Overall, it is concluded that the Draft Plan is broadly compatible with sustainability objectives however that further requirements could be added to the Plan to strengthen the overall sustainability of the policies.

13.6 Cumulative effects with other Plans

13.6.1 Cumulative effects have been considered in terms of the Wiltshire Housing Site Allocations Plan and the Core Strategy strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury, the Chippenham Site Allocations Plan and the Army Basing Programme.

13.6.2 There may be cumulative effects as a result of Policy H1 with land identified for housing development at Drummond Park (MSA) Depot, Ludgershall in the Core Strategy; as a result of Policy H2 with land identified to the south east of the town at Ashton Park, Trowbridge in the Core Strategy; and land identified to the west of Warminster for strategic growth in the Core Strategy; and housing development identified in the Chippenham Site Allocations; and as a result of Policy H3 with strategic sites proposed at Salisbury and Amesbury in the Core Strategy. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policy H3.

13.6.3 In general, cumulative effects are likely to occur due to the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

13.6.4 In most cases these adverse effects are the same as the combined effects for Policies H1, H2 and H3, however elevated effects may occur in relation to:

- SA Obj. 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions. The various Plans are likely to see an increase in the amount of development and

associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.

- SA Obj 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Overall, there will be increased urbanisation, in particular due to cumulative effects at Warminster, Trowbridge and Chippenham. There may also be similar adverse cumulative effects in relation to the Policy H3 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.
- SA Obj 9. Healthy and inclusive communities, SA Obj. 11 Economy and enterprise and SA Obj. 12 Economy and enterprise. Overall the cumulative beneficial effects should be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built.

13.7 Habitats Regulations Assessment

13.7.1 The HRA of the Housing Site Allocations Plan was undertaken during the development of the plan options, which ran parallel to Stage B of the SA process.

13.7.2 The HRA concludes that no further assessment under Habitats Regulations was required in relation to the following as the Plan is unlikely to have a significant effect on the integrity of Natura 2000 sites:

- Salisbury Plain SPA - No LSE upon the Salisbury Plain SPA through visual disturbance were identified by the policy level screening assessment.
- New Forest SPA - No policy options were identified in the visitor catchment of the New Forest SPA.
- Kennet and Lambourn SAC - No LSE upon the Kennet and Lambourn SAC was identified by the policy level screening assessment.
- Chilmark Quarries SACs - No allocations are proposed within the Core Areas associated with the Chilmark Quarries SAC.

13.7.3 An Appropriate Assessment was undertaken as part of the HRA in relation to the following Natura 2000 sites, and concludes that:

- Bath and Bradford on Avon Bats – Recreational pressure: policy sites in Trowbridge could have an adverse effect upon the integrity of the SAC both alone and in-combination with other planned development through increased recreational disturbance, however this could be mitigated through implementation of the emerging recreation management mitigation strategy for Trowbridge and the mitigation measures proposed in the HRA. Overall, with mitigation in place through the emerging Trowbridge Recreation Management Mitigation Strategy and implementation of the mitigation measures, it was concluded that the Plan would not have an adverse effect on the integrity of the Bath and Bradford on Avon Bats SAC either alone or in combination with other plans or projects.
- Bath and Bradford on Avon Bats SAC - Habitat loss / deterioration: for site allocations within Trowbridge, the effects of the Plan alone could have an adverse effect on the integrity of the SAC through habitat loss and deterioration, particularly for Bechstein's bats. However, with the application of the mitigation measures, and the completion and delivery of the emerging Trowbridge Recreation Management Mitigation Strategy the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects.
- River Avon SAC - Phosphate loading: The policy options at Warminster and at Salisbury would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The HRA however recommended that supporting text should be added to the Plan explaining that all

development [at Warminster and Salisbury] will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus.

- River Avon SAC - Water abstraction: the Plan (relevant individual policy options at Warminster, Ludgershall and Durrington) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA recommended that the following wording is included in the supporting text to policies H.3.5 and H3.6: *“Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence”*.

13.7.4 The recommendations of the HRA have been incorporated into the Plan.

13.7.5 **Following the pre-submission consultation, an HRA Addendum has been prepared. This identifies that, in relation to Bath and Bradford on Avon Bats SAC, increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through appropriate assessment; and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding identifies agreed wording to explain how phosphate neutral development will be achieved, and wording to support this has been included in the Plan modifications.**

Appendix A. Consultation comments on SA Scoping Report

Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	Biodiversity. Sustainability Appraisal of site allocations should consider whether they will prejudice future biodiversity restoration e.g. by building on land which is important in terms of linking habitats. We suggest that the decision aiding question: Avoid habitat fragmentation? is expanded to read: <i>Avoid habitat fragmentation, including prejudicing future biodiversity restoration?</i>	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	Table 6.1 – Sustainability Appraisal Framework	Landscape. There are likely to be some quite nuanced, and possibly controversial judgements made around the decision aiding questions associated with this topic. It would thus be helpful if it was made clearer how these decisions are going to be made. For example, will a landscape capacity assessment be made of the sites proposed (for an example see. the Landscape Capacity Study Report at http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6)? Judgments should make reference to the landscape character assessment of Wiltshire. It may be appropriate to modify the decision aiding questions depending on the approach Wiltshire Council plans to take.	Noted, with thanks.	None required. The Council have appointed specialist consultants to support the assessment of potential site options. The assessment process will consider the degree to which landscapes can accommodate change; as well as support additional character assessments (including Historic Landscape Character Assessments). Continue to involve Natural England in the assessment process through the development of the DPDs.

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Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	Landscape. We note that one of the decision aiding questions associated with this topic is: Improve the quality and quantity of access to urban greenspace and the wider countryside for recreation? This question may lead the assessment to focus on only on improvements rather than losses. In our experience, many allocations are on greenfield sites which have public rights of way running through them, which once urbanised deliver a reduced recreational value to the community, the provision of areas of Public Open Space notwithstanding. We suggest that the question is changed to read: <i>Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</i>	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	para 6.2.6	Monitoring. Finally we note that para 6.2.6 says <i>As the SA progresses it is likely that this will lead to the development of a set of indicators, to be refined for the purposes of establishing a monitoring programme.</i> We advise that any indicators chosen should allow for the monitoring of the effects of the plan on the objective concerned, and not the objective more generally. Thus, for example, condition of Sites of Special Scientific Interest is not a useful thing to monitor, but impacts of the plan on Sites of Special Scientific Interest might be.	Noted, with thanks.	See proposed monitoring framework.
Environment Agency	General	We have no specific comments to make on the Scoping Report, other than to confirm we are satisfied with the Plans and Programmes, Sustainability Objectives and Baseline Data that are included in the submitted documents. We would like to continue to be involved in the SA process and with the development of the DPDs.	Noted, with thanks.	Continue to involved EA through the development of the DPDs.

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Appendix B. Sustainability themes identified from review of plans, programmes and sustainability objectives

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
Biodiversity - protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure	NPPF (2013) and NPPG (2014) UK Biodiversity Action Plan (1994) Wiltshire Core Strategy (2015) Wiltshire Biodiversity Action Plan (2008) Swindon Biodiversity Action Plan (2010)	<p>The selection and development of sites should seek to conserve and enhance biodiversity by ensuring that where significant harm from development cannot be avoided or mitigated, planning permission is refused. Similarly, development likely to impact on a SSSI should not be permitted and exceptions should only be made where the benefits clearly outweigh the impacts both on the site and any broader impacts on the national network of SSSIs. LPAs should encourage opportunities to incorporate biodiversity in and around development. Development resulting in the deterioration or loss of irreplaceable habitats should not be permitted.</p> <p>Biodiversity restoration in and around development should seek to include:</p> <ul style="list-style-type: none"> • habitat restoration, re-creation and expansion; • improved links between existing sites; • buffering of existing important sites; • new biodiversity features within development; and • securing management for long term enhancement. <p>The NPPF places 'great weight' on conserving the landscape, wildlife and heritage in AONBs, where planning permission for development should be refused except in exceptional circumstances where public interest can be demonstrated.</p>	Biodiversity, Flora and Fauna, Landscape	1 (1)
Land and soil resources – ensure prudent use of land	NPPF (2013) and NPPG (2014)	Policies for the development of sites should promote a sequential approach to encouraging the use of previously developed land in order to improve the efficiency of land use,	Material Assets	2 (2)

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Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
and other resources	Waste Strategy for England (2007) Wiltshire Core Strategy (2015) Wiltshire and Swindon - Minerals Development Control Policies DPD, Waste Development Control Policies DPD, Waste Site Allocations Local Plan, Aggregate Minerals Site Allocations Local Plan	deliver remediation of contaminated soils and protect previously undeveloped land where possible. It is recognised that the use of Greenfield land is likely to be required within Wiltshire – policies should seek to direct development away from the best and most versatile agricultural land. Site allocations should be identified with reference to known areas of mineral resources and waste management.		
Reduce pollution of watercourses and groundwater. Manage flood risk.	NPPF (2013) and NPPG (2014) Flood and Water Management Act (2010) Wiltshire Core Strategy (2015) Wiltshire Council Level 1 SFRA update (2013) Wiltshire Groundwater Management Strategy (2016) Wiltshire Local Flood Management Strategy (2015)	Policies will need to be developed in an understanding of the potential impacts of pollutants from development on the water environment, particularly in relation to Natura 2000 sites. Policies should direct development away from areas at greatest risk of flooding and seek to protect functional flood plains. Reducing the overall risk of flooding can be achieved through the layout and form of development, including green infrastructure and the appropriate application of sustainable drainage systems, through safeguarding land for flood risk management or, where appropriate, through designing off-site works required to protect and support development in ways that benefit the area more generally. Existing and proposed development in the vicinity of a location under consideration for relevant water infrastructure will also need to be taken into account and vice-versa. Considering the phasing of new development so that water and wastewater infrastructure will be in place when needed. Water quality: help protect and enhance local surface water and groundwater in ways that allow new development to proceed and avoids costly assessment at the planning application stage. The type or location of new development	Water, Human Health, Biodiversity, Flora and Fauna	3, 5 (4), (7)

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Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives (Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)
		<p>where an assessment of the potential impacts on water bodies may be required. Expectations relating to sustainable drainage systems (SuDS). SuDS can improve water quality, speed up replenishment of groundwater, reduce flood risk and improve the environment. Sustainable drainage systems include swales, ponds and permeable hard surfaces.</p> <p>Waste water: the sufficiency and capacity of wastewater infrastructure. The circumstances where wastewater from new development would not be expected to drain to a public sewer.</p>		
<p>Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO₂) and fine particulates (PM₁₀).</p>	<p>NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Air Strategy for Wiltshire (2011)</p>	<p>Policies should seek to minimise the need to travel by improving the accessibility of key services and facilities at the local level.</p> <p>Site allocations should consider the link between air pollution and environmental quality, both in relation to human health and biodiversity.</p> <p>Local Plans should take account of AQMAs and other areas where there could be specific requirements or restrictions on development as a result of air quality pressures. The following should be considered:</p> <ul style="list-style-type: none"> • The potential of the cumulative impact resulting from a number of smaller developments or air quality as well as the effects of larger scale developments • The impact of point source pollution • Ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution 	<p>Human Health, Biodiversity, Flora and Fauna;</p>	<p>4 (6)</p>
<p>Reduce Noise and Light Pollution</p>	<p>NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015)</p>	<p>With regards to light pollution, the guidance states that some proposals for new development may have implications for light pollution particularly where, for instance, they materially alter local light levels or where they might have a significant impact on protected species or sites. In which case LPAs will need to</p>	<p>Human Health, Landscape</p>	<p>4 (6)</p>

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Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
	Wiltshire Landscape Character Assessment (2015)	<p>consider where and when the light shines, how much light shines and possible ecological impacts.</p> <p>With regards to noise, adverse effects of noise can be mitigated as follows:</p> <ul style="list-style-type: none"> • Engineering: reducing the noise at source • Layout: optimising the distance between the source and noise-sensitive receptors and / or through good design • Using planning conditions/ obligations • Mitigating including avoiding noisy locations, introducing noise barriers, optimising sound insulation within a building, and designing development to reduce the impact of noise from the local environment. 		
Mitigate and adapt to climate change	NPPF (2013) and NPPG (2014) The UK Climate Change Programme (2006) Wiltshire Core Strategy (2015) Wiltshire Sustainable Energy Planning Study (2011) Wiltshire and Swindon Renewable Energy Action Plan (2005) Wiltshire Local Transport Plan 3 (2011) Swindon Local Transport Plan 3 (2011)	<p>Local planning policies need to be developed with a consideration of their impact on climate change and greenhouse gas emissions, and this is particularly true of air quality. Synergistic policies, beneficial to both air quality and climate change, should be pursued.</p> <p>Development should be planned in locations which reduce greenhouse gas emissions; support energy efficiency improvements to existing buildings; setting sustainability standards that are in line with the Government's zero carbon buildings policy.</p> <p>Climate change adaptation measures could include:</p> <ul style="list-style-type: none"> • Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime • Considering the impact of and promoting design responses to flood risk and coastal change for the lifetime of the development • Considering availability of water and water infrastructure 	Human Health, Climatic Factors, Population, Material Assets	2, 3, 4, 5, 10 (2), (4), (6), (7), (15)

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Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives (Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)
		for the lifetime of the development and design responses to promote water efficiency and protect water quality <ul style="list-style-type: none"> Promoting adaptation approaches in design policies for developments and the public realm 		
Historic environment – protect and enhance cultural heritage assets	NPPF (2013) and NPPG (2014) Heritage Protection for the 21st Century (2007) Wiltshire Core Strategy (2015) Malmesbury Conservation Area Management Plan (2010) Milford Hill Conservation Area Management Plan (2010)	Policies should ensure good design, which respects the local vernacular and complements the area in which development is to be located. Policies should protect and enhance local designated and non designated heritage assets and their settings.	Cultural Heritage, Material Assets, Landscape	6 (8)
Landscapes – protection of AONBs and Green Belt and reinforcement of landscape character	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Wiltshire Landscape Character Assessment (2015) Cotswold AONB Management Plan (2013) Cranborne Chase & West Wiltshire Downs AONB Management Plan (2014) North Wessex Downs AONB Management Plan (2014)	Policies should ensure that new development respects, maintains and where possible enhances the local landscape character. This should be linked to wider objectives for enhancing biodiversity. Where relevant policies should reflect the aims and objectives of the management plans for the Wiltshire AONBs. Policies will need to consider potential pressures on AONBs arising from development proposals and will need to ensure that these pressures are avoided, or that appropriate mitigation measures are put in place. Inappropriate development in a Green Belt should not be approved except in very exceptional circumstances and new buildings in the Green Belt will generally not be approved.	Landscape, Biodiversity, Flora and Fauna	1, 6, 7 (1), (8), (9)
Population and housing – securing flexibility and choice	NPPF (2013) and NPPG (2014)	In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and	Population; Human Health	8, 9

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
<p>in the provision of high quality housing</p>	<p>Wiltshire Core Strategy (2015)</p> <p>Wiltshire Strategic Land Availability Assessment (2012)</p> <p>Wiltshire Annual Monitoring Report and Housing Land Supply (2017)</p> <p>Wiltshire Housing Land Availability Report (2016)</p>	<p>inclusive communities, LPAs should:</p> <ul style="list-style-type: none"> • Plan for a mix of housing based on current and future demographic trends; • Identify the size, type, tenure and range of housing required to meet local demand; • Seek to meet affordable housing need on site. <p>Policies should ensure that new houses built are designed to be flexible to meet various needs, in particular those of an ageing population.</p> <p>Site allocations should consider the ability of prospective residents to access key services, facilities and recreational space important in securing well-being and maintaining human health.</p> <p>The NPPF encourages LPAs to bring empty housing and buildings back into residential use and to, where appropriate, approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for housing in the area.</p> <p>Housing development in rural areas should respond to local circumstances and reflect local need. New isolated homes in the countryside should generally be avoided.</p>		<p>(10), (12)</p>
<p>Healthy and inclusive communities - appreciating the interaction between housing, key services and facilities, employment opportunities and green space</p>	<p>NPPF (2013) and NPPG (2014)</p> <p>Wiltshire Core Strategy (2015)</p> <p>Wiltshire Community Plan 2001-2026 (2011)</p> <p>Wiltshire Local Transport Plan 3 (2011)</p> <p>Swindon Local Transport Plan</p>	<p>Policies should promote safe, sustainable communities with access to a range of essential services. Accessibility to the following should be considered when considering sites for the location of development, particularly housing:</p> <ul style="list-style-type: none"> • recreation opportunities • health facilities • good quality green infrastructure • key local services and facilities • employment opportunities. 	<p>Human Health, Population, Climatic Factors, Biodiversity, Flora and Fauna</p>	<p>1, 7, 8, 9, 11 (1), (9), (10), (12), (16)</p>

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
	3 (2011)	Policies should promote safe and inclusive development, taking into consideration people with disabilities and an increasingly ageing population.		
Transport –increasing sustainable transport choices and improving the operation of transport networks	Wiltshire Core Strategy (2015) Wiltshire Local Transport Plan 3 (2011) Swindon Local Transport Plan 3 (2011)	<p>Policies should ensure developments and key services are served by a range of transport options to improve accessibility and offer transport choices.</p> <p>Policies should aim to locate new developments so they have access to existing services and facilities by a range of travel modes.</p> <p>Policies should seek to minimise the need to travel by car by providing access to services locally.</p> <p>Policies should enable the provision of effective walking and cycling connections.</p>	Air, Climatic Factors, Human Health	2, 4, 5, 9, 10 (2), (6), (7), (12), (15)
Promote the vitality and viability of the town centres across Wiltshire	Wiltshire Core Strategy (2015) NPPF (2013) and NPPG (2014) Swindon and Wiltshire Strategic Economic Plan (2014)	<p>Policies should ensure adequate opportunities for employment growth.</p> <p>Policies should identify sites and opportunities for development that support the vitality and viability of town centres.</p> <p>Policies providing for the expansion of towns and villages should propose a scale and mix of uses that supports or at least does not harm the role of town centres in Wiltshire.</p> <p>Policies should ensure a range of suitable employment sites and premises to meet business needs.</p> <p>Policies should promote the use and enhancement of landscape, cultural and historic resources for tourism development.</p> <p>Planning policies should recognise and address potential barriers to investment such as poor environment or lack of infrastructure, services or housing. LPAs should identify</p>	Material assets, Population, Climatic factors	7, 9, 10, 11, 12 (9), (12), (15), (16), (17)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives <i>(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)</i>
		strategic sites for local or inward investment in line with a clear economic vision and strategy for the area, as well as priority areas for economic regeneration. Policies should seek to support existing business sectors and identify and plan for emerging sectors likely to locate in the local area. LPAs should plan positively to secure networks of knowledge driven, creative or high technology industries.		
Ensure that development is supported by the necessary infrastructure	Wiltshire Infrastructure Delivery Plan 3 (2016) Wiltshire Core Strategy (2015)	See implications under water, climatic factors, transport and viability of town centres.	Material Assets, Population, Water, Human Health	3, 4, 5, 10 (4), (6), (7), (15)

Atkins
Euston Tower
30th Floor
286 Euston Road
London
NW1 3AT

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ANNEX II

Atkins and Wiltshire Council

May 2018

ATKINS

Notice

This document and its contents have been prepared and are intended solely for Wiltshire Council's information and use in relation to the Wiltshire Housing Site Allocations Plan.

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1. Introduction

- 1.1.1 This Annex sets out the changes to the Sustainability Appraisal (SA) of Wiltshire Housing Site Allocations Plan Pre-Submission Draft Plan arising from the Changes to the Pre-Submission Draft Plan. Following consultation on the Pre-Submission Draft Plan between 14 July 2017 and 22 September 2017, a number of changes have been proposed by Wiltshire Council.
- 1.1.2 The SA of the changes has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Pre-Submission Draft Plan. The assessment methodology used is that described in Chapter 2: Methodology of the updated SA Report (April 2018).

2. Assessment of changes

- 2.1.1 The Council's Schedule of Changes (April 2018) sets out proposed revisions to the Pre-Submission Draft Plan.
- 2.1.2 Table 1 shows the full set of proposed changes and considers their SA implications. The nature of each of the changes has been considered in order to establish implications with reference to the results in the SA Report of the Pre-Submission Draft Plan. Where no change is considered necessary, due to a factual change with no impact on the SA, no further assessment has been necessary. Where modifications have resulted in a potential impact on the SA, the previous SA has been reviewed to identify if this results in a change to the SA scores (indicated in **RED**). In some instances, the revised wording, on balance, does not affect the overall score against an objective, and this has been recorded. Where changes were considered to change a policy in such a way that has had an impact on the previous SA scores, this has been assessed and any changes to the scoring have been recorded. Only one new policy has been added to the Draft Plan, which has been assessed and the results of this are also provided in Table 1. The individual SA scores for this site policy are addressed in the SA Report in Chapter 7.
- 2.1.3 This update of the SA also takes into account the recommendations for improvements to the policies made in the SA of the Draft Plan, where these recommendations have been included in the revised Draft Plan after the SA assessments took place for the pre-submission consultation.

Table 1: Proposed Changes and SA implications

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Chapter 4 Housing delivery strategy						
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, 4.7, 4.8, 4.9, 4.10 and 4.11 ¹ .	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 (see addendum to this Schedule).	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read: “The figures above <i>do not include windfall and</i> show a minimum that the Plan should aim to allocate, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.”	Minor	This modification was introduced to improve clarity. It has no implications for the SA.

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¹ The proposed changes to Section 4 of the draft WHSAP are presented in an addendum to this Schedule

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read: “This supports the sustainable development of the County sought by Objective 2 3 of the Plan. These settlements where allocations are justified are:”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read: “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Wiltshire Council. Within areas of search the SHLAA provides a pool of land opportunities for possible housing development and is the starting point for site assessment. <u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u> ”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except one four in the South Wiltshire HMA and well before by then additional allocations will be included within the review of the WCS.”		
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -6.5%).	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC8	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns have disproportionately grown in recent years when compared to the Principal	Amend paragraph to read: “There are marked differences in the anticipated growth <i>of many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill,</i>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”		
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read: “In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham and Bowerhill , Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Chippenham however is now likely to exceed now has the potential to meet the minimum scale of growth anticipated in the WCS by delivery of higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan as well as other significant permissions at the town. ”	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC12	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read: “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 1,100 dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,220 1,247 .”	Main	Figures updated in SA Report.
PC13	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read: “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 1,600 1,350 dwellings will be built on this site in the plan period and a further 4,000 1,250 post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This broadly equates can be seen to account for 1,000 of the 1,220 1,247 dwelling shortfall.”	Minor	As above.
PC14	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC15	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <i>provide a large source of supply</i> are important to ensuring there is a surety of supply to the end of the <i>Plan</i> period to ensure and that the City achieves the role set out in the spatial strategy: Churchfields <i>Fugglestone Red</i> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <i>land</i> at Netherhampton Road, is an allocation of the Plan.	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “ <i>One of the WCS strategic allocations, namely</i> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before <i>beyond the current plan period of</i> 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields <i>Fugglestone Red</i> and the Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
Chapter 5 Housing Site Allocations						
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan. Amend text to reflect Table headings in Chapter 4, which refers to ‘Approximate dwellings’.	Amend title in third column in tables as follows: “ No of dwellings ” “ <i>Approximate number of dwellings</i> ”	Minor	This modification was introduced as factual update. This change has no implications for the SA of the Plan.
PC19	Para 5.4	ID: 395940	Improve clarity. Insert additional wording to address concerns raised by	Amend paragraph after second sentence to read:	Minor	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 2968, 2973	the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	“Most sites proposed are of more than one hectare, and will therefore require a flood risk assessment (<u>incorporating an assessment of the predicted effects of climate change</u>) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will comply thereby complying with Core Policy 67 (Flood Risk) with regard to flood risk and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. ”		(Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.
PC20	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Additional text highlights the need to address climate change and drainage for all development sites.	Insert text at the end of paragraph 5.4: “ <u>Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.</u> ”	Minor	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.
PC21	New paragraph after para 5.4	ID: 395940 Rep: 2995,	In response to comments from Environment Agency and Natural England about	Insert new paragraph to read: “ <u>The Environment Agency and Natural England advise that all development within the River Avon catchment should</u>	Minor	This change relates to SA Objective 1 to protect all biodiversity and geological features and avoid irreversible losses. Impacts on the River Avon

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		ID: 382216 Rep: 3018	the River Avon SAC and phosphate load.	<u>be ‘phosphate neutral’ for an interim period. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of ‘phosphate neutral’ is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.”</u>		catchment have been considered through the HRA and HRA Addendum; and this additional proposed wording to the Plan provides further support to helping mitigate impacts related to this objective; overall this is considered to result in an improvement in the score of the Plan against SA Objective 1.
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend existing paragraph 5.5 to read: “Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly</u>	Minor	SA Report wording updated where necessary.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>important considerations to address in subsequent planning applications.</u> Where necessary, <u>further detailed a site-specific</u> heritage impact assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”</p>		
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.</p> <p>Additional change for consistency with PC22.</p>	<p>Amend paragraph 5.11 to read:</p> <p>“As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact Assessment, <u>site specific</u> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan (<u>incorporating a site wide, comprehensive drainage strategy</u>), Flood Risk Assessment (<u>incorporating an assessment of the predicted effects of</u></p>	Minor	<p>This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>climate change</i>), and Transport Statement.”		
East Wiltshire Housing Market Area						
Housing Allocation H1.1 Empress Way, Ludgershall						
PC24	Paragraph 5.21	ID: 1126553 Rep: 95 3	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	Add text at the end of paragraph: <u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u>	Minor	This change relates to SA Objective 3 (Use and manage water resources in a sustainable manner) and SA Objective 4 (Improve air quality throughout Wiltshire). This text confirms and strengthens the requirements at the site should it be developed and therefore contributes towards mitigation of adverse effects; on balance, it is not considered that this changes the overall score of the SA of the Plan policies against this objective.
PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined	Amend last sentence of paragraph 5.19 to read: <u>“Transport assessment will determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	Minor	This modification clarifies text. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity. To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20: <u>"In the event that land for a school is not required within a period to be agreed with the Council's Education Department, then the land will be returned and thereby revert to agricultural use."</u>	Minor	This change clarifies text. It relates to SA Objective 9 (Reduce poverty and deprivation and promote more inclusive and self-contained communities). The provision of a school on site stated within the policy H1.1 addresses potential school capacity issues (SA Objective 9); it is assumed that if the land is not required for the school, that capacity issues have been addressed and therefore it is not anticipated that this will have an impact on the SA score against this objective; no change to the SA is proposed.
PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context. In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text: <ul style="list-style-type: none"> <u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u> 	Minor	This change clarifies text. It relates to SA Objective 7 (Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes). The SA already notes that footpaths could be retained as part of the development, and there may be an opportunity to enhance these routes. These policy wording strengthens the text of the Plan, however it is assessed that overall this does not change the scoring against this objective due to other impacts related to views.
PC28	Paragraph 5.21	ID: 395940	Insert additional wording to address concerns raised by	Amend paragraph to read:	Minor	This wording strengthens the Policy in relation to SA Objectives 5a and 5b (Climate change impacts and

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 2967, 2968, 2969	the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	“The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment-, <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u> ”		resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
Housing Allocation H1.2 Underhill Nursery, Market Lavington						
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	Improve clarity. The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.	Insert additional sentence after third sentence to paragraph 5.27: "Mature trees and hedgerows within the site should be retained and protected as priority habitat. <u>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</u> Moreover, all new planting..."	Minor	This will result in a positive impact against SA Objective 1: biodiversity. However, due to the proximity of the site to the Salisbury Plain SAC/SPA/SSSI that will warrant further assessment, it is considered that this does not change the overall scoring for this policy against this objective.
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 19 51 ID: 983136	Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.	Extend the boundary of the allocation, as set out in Annex A.	Main	This has been reviewed and does not affect the SA.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 2656 ID: 1104618 Rep: 1734 ID: 1130331 Rep: 1735				
North and West Housing Market Area						
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71, 5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity. The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read: <u>"Trowbridge Bat Mitigation Strategy"</u>	Minor	This modification was introduced as a factual update. The SA Report has been updated as appropriate. It has no implications for the SA of the Plan.
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school; and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	Amend the 2 nd bullet point to read: "Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area.	Minor	This modification relates to SA Objective 9. This text strengthens the need for consideration of school capacity for development in Trowbridge. The score for Policy H2 against this objective has been reviewed; currently, mixed effects are identified. It is assessed that missed effects will still occur, however, that this additional wording

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.”</p>		<p>will result in a moderate as opposed to minor positive effect for Policy H2 against SA Objective 9</p>
Housing Allocation H2.1 Elm Grove Farm, Trowbridge						
PC33	Policy H2.1, Figure 5.5, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council’s ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site’s development consistent with the strategic priority identified in PC32.	<p>Amend the boundary of the allocation as set out in Annex B;</p> <p>And first sentence of Policy H2.1 and paragraph 5.46 to read:</p> <p>“Approximately 14.33 or 17.78ha of land at Elm Grove Farm...”</p>	Minor	<p>Figures in the SA Report have been updated.</p> <p>The assessment of this site presented in Annex I considered a site of approximately 14.95ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC34	Policy H2, Policy H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	<p>Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46.</p> <p>Amend first bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> “Approximately 200 250 dwellings” <p>Amend 2nd bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> “At least 1.8ha of land for a two-form entry primary school along with playing pitches <i>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field)</i>.” <p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> “A <i>significantly improved and consolidated public open space area incorporating and augmenting adjacent to</i> the existing Queen Elizabeth II Field <i>to provide a play area and junior level sports pitches for local community teams to utilise.</i>” 	Main	<p>Figures in the SA Report have been updated.</p> <p>The assessment of this site presented in Annex I considered a site with approximately 274 dwellings. As such, it is considered that this minor amendment in dwelling numbers stated in the Draft Plan does not affect the SA for this site Policy.</p> <p>The second and third amendments are factual and, while the later consolidates the purpose of the public open space, these changes are considered to have no implications for the SA.</p>
PC35	Policy H2.1 6th bullet	ID: 901939 / 901806	Factual update to reflect the need for cycling and walking routes to integrate with the	Amend the 6th bullet point to read:	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 1816	adjoining employment area.	<ul style="list-style-type: none"> " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <u>and the White Horse Business Park.</u>" 		
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Insert additional text at the start of paragraph 5.47:</p> <p><u>"Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy."</u></p>	Minor	This wording strengthens the site Policy in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
PC37	Paragraph 5.50		In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.	<p>Amend paragraph to read:</p> <p>"Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment.</p>	Minor	Wording of the SA Report has been updated as appropriate. This has no impact on the SA of the Plan.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <u>and, where appropriate, its setting.</u> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <u>by detailed assessments (including heritage) to support any subsequent planning application.</u>		
Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge						
PC38	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 - ID: 1115490 / 1115452 Rep: 21 ID: 1120664 / 1115452 Rep: 131 ID: 1125881	Factual update. Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	Amend the boundary of the allocation as set out in Annex C; And first sentence of paragraph 5.52 to read: "Approximately 25.62 18.96 ha of land off the A363 south-west of the White Horse Business park is allocated for the development"	Minor	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 23ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 723 ID: 403859 Rep: 1457 ID: 1130978 / 1130975 Rep: 1832				
PC39	Policy H2, Table 5.3; Paragraph 5.52	ID: 8090227 / 1132859 Rep: 3074 ID: 1137984 / 1130975 Rep: 3142-	Improve clarity. To maximise efficient use of land consistent with heritage and ecological constraints increase the number of dwellings to approximately 225 units.	Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings. And amend first sentence of paragraph 5.52 as follows: "...land off the A363 south-west of the White Horse Business park is allocated for the development of approximately 150 225 dwellings, as identified on the Policies Map."	Main	Numbers in the SA Report have been updated.
PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and	Insert new paragraph after paragraph 5.56 to read: <u>"As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to</u>	Minor	The assessment of this site policy presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage); however, no change to the

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			their settings consistent with national policy.	<u>setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm.</u>		score against SA Objective 6 (Cultural heritage) is proposed.
PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> ”	Minor	This wording strengthens the site Policy in relation to SA 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
Housing Allocation H2.3 Elizabeth Way, Trowbridge						

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep 2119	Factual update. Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.	Amend the boundary of the allocation as set out in Annex D. And first sentence of paragraph 5.58 to read: "Approximately 46.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development"	Minor	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered the two sites making up this policy (263 and 297) covering an area of approximately 16ha. Given that this site size, together with the number of dwellings (see below) has increased, a review of the SA is considered necessary. Further details are provided below.
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep: 2119 Rep 2126 ID: 1131752 / 1131750 Reps 890	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings. Amend first sentence in paragraph 5.58 as follows: "... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map."	Main	The assessment of this site policy presented in Annex I considered the two sites making up this policy (263 and 297) covering approximately 263 dwellings. Given that this site size, together with the number of dwellings, has increased, a review of the SA of the site policy is considered necessary. An increase in the number of dwellings could result in further impact against SA Objective 3 in terms of the site needing to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection, however it is felt that the proposed policy modification on flood risk and drainage (see further modification proposed below) addresses this issue and therefore no change to this score is proposed.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		ID: 1054271 Rep: 934 ID: 392036 / 1126545 / 9598406 30 ID: 895670 Rep 1915				In relation to SA Objective 4 (Improve air quality throughout Wiltshire and minimise all sources of environmental pollution), given the likely increase in additional car journeys this could result in, it is considered that the effect would change from minor to moderate adverse. Overall, the increase in dwellings proposed will result in a change from a moderate to a major positive effect for this site on SA Objective 8 and a change from a minor to a moderate positive effect on Objective 11 (Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth). All other SA scores would remain the same as for assessment of Site 263.
PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Add text to beginning of paragraph 5.64: <u>“The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through</u>	Minor	The assessment of this site policy (through Site 263 and 297) presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u>detailed design including provision for open greenspace in any layout.</u>		
PC45	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site policy (covering site 263 and 297), no change to the site policy scoring is proposed.
Housing Allocation H2.4 Church Lane, Trowbridge						
PC46	Figure 5.8, Paragraph 5.67	ID: 1129173 / 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in Annex E. And first sentence of paragraph 5.58 to read: “Approximately 3.72 5.93 ha of land at Church Lane is allocated for the	Minor	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 5.92ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				development of approximately 45 dwellings, as identified on the Policies Map."		
PC47	Replace Paragraph 5.68 with new text	ID: 4037 97 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	<p>Replace 5.68 with new text:</p> <p>“Development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</p> <p><u>“The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John’s spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets.”</u></p>	Minor	The assessment of this site policy presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC48	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text at the end of paragraph 5.67 as follows: “...It is an open site that slopes to the south-west towards the Lambrok Stream. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.5 Upper Studley, Trowbridge						
PC49	Policy H2, Table 5.3; Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to approximately 45 dwellings, and correct site area	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings. Amend first sentence of paragraph 5.73 to read: “Approximately 2.33 2.27 ha of land at Church Lane is allocated for the development of approximately 20 45 dwellings, as identified on the Policies Map.”	Main	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 2.32ha and approximately 52 dwellings. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC50	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.73 as follows: “...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.6 Southwick Court, Trowbridge						
PC51	Paragraph 5.78	ID: 403792 Rep: 16 45	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.78 to read: “The area is of historic significance as water meadows (<u>non-designated heritage asset</u>) associated with the <u>Grade II* Listed Southwick Court Farmstead that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-</u>	Minor	The assessment of this site policy presented in Annex I identifies the heritage importance of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by <u>the Councils Heritage Impact Assessment</u> and the results of further <u>more detailed heritage assessment work to support any subsequent planning application.</u> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <u>alone and in combination,</u> any residual harm would require a clear and convincing justification <u>within any subsequent planning application</u> and should not be substantial. The social, <u>environmental</u> and economic advantages of the development, including the provision of homes <u>along with significant improvements to biodiversity and provision of open space will</u> achieve substantial public benefits. A <u>sensitively designed,</u> comprehensive development scheme will need to <u>minimise harm by ensuring</u> ensure that new homes are directed to the east of the Lambrok Stream <u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high</p>		

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				significance of <u>Southwick Court and associated</u> this heritage assets.”		
PC52	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.79, as follows: “...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Warminster						
PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	Improve clarity. Highways England has raised that there may be cumulative impacts on the	Add new paragraph under 5.87 as follows: ” <u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u> ”	Minor	This relates to objective 10 (Reduce the need to travel and promote more sustainable transport choices) and strengthens the text in the Policy related specifically to the A36; it is

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			A36 arising from proposed housing allocations at Warminster and this requires consideration.			not considered that this will improve the mixed effects (minor positive/minor negative) of Policy H2 against this Objective and therefore no change to the policy scoring is proposed.
PC54	Paragraph 5.87	ID: 706891 Rep 1512 ID: 397127 Rep: 2911 ID: 395940 Rep: 2990	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Amend paragraph 5.87 as follows: "Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <i>As such</i> , a Nutrient Management Plan seeks to <i>seeks to</i> for the river that avoids the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. <i>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</i> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."	Minor	This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Housing Allocation H2.7 East of the Dene, Warminster						
PC55	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.89 to read: <u>“Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	Improve context. In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and	Amend paragraph 5.90 to read: <u>“The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u> The design of an the access point should also minimise <u>and mitigate</u> the loss of the high wall that is characteristic of this	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			their settings consistent with the national policy.	approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.”		
PC57	Paragraph 5.91	ID: 403792 Rep: 1646 ID: 395940 Rep: 2967, 2968, 2969	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy. Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.	Amend paragraph 5.91 to read: “The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a the Council’s Heritage Impact Assessment and <u>further detailed site specific assessments required to support the planning application.</u> <u>Development will need to</u> appropriately responds to the character and locational <u>context</u> of the site and <u>robustly</u> respects the significance of the following heritage assets: <ul style="list-style-type: none"> • Listed Buildings in the vicinity of the site, including Bishopstrow House • Bishopstrow Conservation Area • Views from Battlesbury Camp hillfort <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).”</u>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Housing Allocation H2.8 Bore Hill Farm, Warminster						
PC58	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935 / 556489 Rep: 3061	Factual update. Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.	Amend the boundary of the allocation as set out in Annex F. And first sentence of paragraph 5.88 to read: "Approximately 4.47 4.83 ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map...."	Main	The assessment of this site policy presented in Annex I considered a site of approximately 5.23ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	Amend paragraph to read: "The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a</u>	Minor	The modification related to the potential issues associated with the operational waste management facility have been identified in the SA of this site; this wording helps strengthen the policy. The modification relating to FRA and avoiding impacts on the SAC/SSSI strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u>		
Housing Allocation H2.9 Boreham Road, Warminster						
PC60	Paragraph 5.99	ID: 403792 Rep 1646	Improve clarity. Insert additional wording to reflect the advice provided by Historic England.	Amend paragraph to read: “Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”	Minor	Updates to wording of SA Report made; no impact on the SA of the Plan.
PC61	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and	Delete paragraph 5.100 and replace with text to read: “ Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			drainage for all development sites.	<p>foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</p> <p><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u></p>		in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.10 Barbers Farm, Chapmanslade						
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	<p>Increased clarity.</p> <p>Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.</p>	<p>Add text to the end of paragraph 5.103 to read:</p> <p><u>“Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site.”</u></p>	Minor	This modification clarifies that the PRow will be retained and enhanced through the development of the site, contributing positively to SA Objective 7 (landscape). Due to other consideration, it is not considered that this changes the overall score of the SA of the Plan policies against this objective.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC63	Paragraph 5.103	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to the end of paragraph 5.103, after PC63:: “ <u>Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.11 The Street, Hullavington						
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update. Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read: “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25 0.2 ha to allow for the expansion of the primary school, as shown on the Policies Map.”	Minor	Numbers in SA Report updated. This modification was introduced as a factual update. It has no implications for the SA.
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update. Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read: “ A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”		
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Additional text to be added to the end of the paragraph: <u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.12: East of Farrells Field, Yatton Keynell						
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	Factual update. The site boundary is identified incorrectly and should be amended to remove the track running	Amend the boundary of the allocation as set out in Annex G. And first sentence of paragraph 5.109 to read:	Minor	Numbers in SA Report updated. The assessment of this site policy presented in Annex I considered a site of approximately 1.32ha. As such, it is considered that this minor amendment in size stated in the

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			along the western boundary of the site.	“Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4.3 1.2 ha of land, as shown on the Policies Map.”		Draft Plan does not affect the SA for this site Policy.
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Amend paragraph after first sentence, as follows: <u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site</u> is well located with regard to local services and facilities. The site <u>It is</u> in agricultural use and represents the continuation of recent development in this part of the settlement.”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC69	Paragraph 5.110		Factual update. The site boundary is to be amended to remove the	Amend text to read: “A woodland corridor along the western boundary should be retained as a wildlife	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.	corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and the possibility to link to adjacent footpaths should be explored.”		
Housing Allocation H2.13: Ridgeway Farm, Crudwell						
PC70	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	For clarity. The site boundary be amended to meet the northern field boundary and allow for landscaping.	Amend the boundary of the allocation as set out in Annex H. And first sentence of paragraph 5.112 to read: “Approximately 1.7 2.03 ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”	Minor	Numbers in SA Report updated. The assessment of this site policy presented in Annex I considered a site of approximately 3.58ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.	Insert new second sentence and amend third as follows: <u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core</u>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u><i>Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site is nonetheless</i></u> in a location that has the capacity to accommodate change from an environmental and landscape perspective.”		
Housing Allocation H2.14: Court Orchard/Cassways, Bratton						
PC72	Policy H2, Table 5.3; Paragraph 5.116	ID: 1126059 Rep: 19 ID: 1125220 Rep: 499 ID: 1125255 Rep: 502 ID: 1125408 Rep: 545 ID: 1126059 Rep: 929	In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35 dwellings to allow for a more sensitively designed development.	Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassways, Bratton with 35 dwellings. Amend first sentence of paragraph 5.116 to read: “Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 40 dwellings, as identified on the Policies Map.”	Minor	Numbers in SA Report updated. The assessment of this site policy presented in Annex I considered a site of approximately 32 dwellings. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		ID: 1124313 Rep: 1024, 1028, 1019 ID: 1129546 Rep: 1612 ID: 704825 Rep: 1725, 1726, 1728, ,1745 ID: 1125770 Rep 2302 ID: 04313 Rep 2360 ID: 1133661 Rep 2631				

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC73	5.120	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p>“Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site. Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</p>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
South Housing Market Area						
PC74	Paragraph 5.128		<p>Factual update.</p> <p>Amend incorrect reference in 1st bullet point to Salisbury Transport Strategy as strategy has now been refreshed.</p>	<p>Amend text to read:</p> <p>“Transport: development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the refresh of the Salisbury Transport Strategy (2018) will allow has reviewed the effectiveness of existing measures to be reviewed and proposes new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented</p>	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				expressly as part of specific development proposals.”		
PC75	Paragraph 5.128		In response to comments from Natural England and Environment Agency regarding River Avon SAC.	<p>Amend 3rd bullet point in text as follows:</p> <ul style="list-style-type: none"> • “Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a <i>As such, the</i> Nutrient Management Plan <i>seeks to</i> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <i>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</i> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.” 	Minor	This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury						
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018).	Add new site to Policy H3 Table 5.4 under Salisbury Community Area: <u>“H3.x, The Yard, Hampton Park, 14 dwellings”</u>	Major	This is a new site and the site has been assessed in Chapter 7 of the SA Report.
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	After paragraph 5.149 add in new site allocation, as set out below. Insert heading: <u>“H3.x The Yard, Hampton Park, Salisbury”</u> Then insert site allocation figure as set out in Annex I; And insert following new paragraphs after. New para: <u>“The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to</u>	Minor	This is a new site and therefore requires SA. Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the H3 policy supporting text. The proposed new supporting text for the site policy does not, however, make specific recommendations for HRA to address the moderate adverse effect identified for this site against SA Objective 1. The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency in this proposed changes tables, that the following text is added:

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>help contribute towards the overall remaining indicative housing requirement for Salisbury.</u></p> <p>New para:</p> <p><u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></p> <p>New para:</p> <p><u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></p> <p>New para:</p> <p><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other</u></p>		<p><i>“Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</i></p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></p> <p>New para:</p> <p><u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u></p>		
Housing Allocation H3.1: Netherhampton Road, Salisbury						
PC78	Para 5.129		<p>Factual update:</p> <p>Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)</p>	<p>Amend 2nd and 3rd sentences of paragraph 5.129 to read:</p> <p>“All built development will be below the 75 70m contour and a scheme will include a country park and extensive planting.”</p> <p>Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby contribute towards maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area.”</p>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC79	Para 5.136		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Add third sentence to read: “To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <i>refresh (2018).</i> ”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC80	Para 5.137 2nd sentence		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend second sentence to read: “This too would be undertaken in conjunction with an an <i>the updated</i> Salisbury Transport Strategy <i>refresh (2018)</i> that takes account of planned strategic growth of Salisbury.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity: To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Policy H3.1 to read; “Development will take place in accordance with a masterplan for the site approved by the Council <i>as part of the planning application process.</i> ”	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate		The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				sustainable drainage measures. <u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <u>measures (including a Sustainable Drainage System)</u> that results in run-off rates equalling, or greater than <u>bettering</u> current greenfield infiltration rates.”		light of these changes and no change to the site policy scoring is proposed.
Housing allocation H3.3: North of Netherhampton Road						
PC83	Replace para 5.144 with new text	ID: 403792 Rep: 1647	Improve clarity. To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.	Replace paragraph 5.144 as follows: “ The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way. ”	Minor	The assessment of this site policy presented in Annex I identifies the heritage important of these features. The modification clarifies and strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.”</u></p>		
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible</p>	Minor	<p>The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p>flood risks areas will need to be carefully surveyed so that development avoids them. <u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u></p>		change to the site policy scoring is proposed.
PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	<p>Insert text at the end of paragraph 5.145: <u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u></p>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 10. The assessment against this Objective has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing allocation H3.4: Land at Rowbarrow, Salisbury						
PC86	Paragraph 5.146	ID: 1130961 / 556489 Reps: 1823-1831	<p>Factual update. Amend site boundary to reflect land available for development.</p>	<p>Amend paragraph 5.146 to read: “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56 6.4ha of land as shown on the Policies Map.”</p>	Minor	The assessment of this site policy presented in Annex I considered a site of approximately 6.6ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC87	Figure 5.22	ID: 1130961 / 55489 Reps: 1823-1831	Factual update. Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in Annex J.	Minor	As above
PC88	Para 5.148		For clarity. Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	Amend paragraph 5.148 to read: “This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the</u>	Minor	This modification relates to SA Objective 7 (landscape) and strengthens the site Policy in terms of specific site improvements. This will address the minor impacts identified against this Objective for this site; no change to the site policy scoring is proposed as minor impacts on landscape are still possible.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u>landscape buffer along Rowbarrow (road) retained.</u>		
PC89	Paragraph 5.147	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph to read: Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <u>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</u> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.		This modification was introduced as a factual update. It has no implications for the SA.
Housing allocation H3.5: Clover Lane, Durrington						
PC90	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.	<u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a</u>		This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan.</i>		
PC91	Figure 5.23 Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update. Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in Annex K. And amend first sentence of paragraph 5.153 to read: “Approximately 1.94-8 ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor	A larger site was considered in the SA of the site (Annex I) and the reduction of capacity was identified in Chapter 8 of the SA Report. This modification is considered a minor amendment in size stated in the Draft Plan and does not affect the SA for this site Policy.
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows: “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <i>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including</i>		This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>the contribution made by their setting).</i> Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the scheme.”		
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Insert new text at the end of paragraph: <i><u>“Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></i>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing allocation H3.6: Larkhill Road, Durrington						
PC94	Paragraph 5.157	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.	Add new sentences to end of paragraph: <i><u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the</u></i>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 3 (water) and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications	
				<u>Environment Agency’s groundwater protection policy.”</u>		change to the site policy scoring is proposed.	
Chapter 6 Settlement Boundary Review							
PC95	Table 6.1 (Page 72)	ID: Rep:	Factual update. Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Move West Lavington and Littleton Panell into column 3 of Table 6.1:	Minor	This modification was introduced as a factual update. It has no implications for the SA.	
				Devizes			
							Devizes*
							Bromham
							Market Lavington
							Rowde
							West Lavington and Littleton Panell
							Worton
PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site	Delete bullet point 5: West Lavington and Littleton Panell	Minor	This modification was introduced as a factual update. It has no implications for the SA.	

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications						
			Allocations Plan because this is now being undertaken by a neighbourhood plan.									
PC97	Appendix A (Page 79), Paragraph A.3	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Amend paragraph A.3: "The settlement boundaries for Potterne, and Urchfont and West Lavington and Littleton Panell have not been reviewed because of neighbourhood plans."	Minor	This modification was introduced as a factual update. It has no implications for the SA.						
PC98	Page 84	ID: Rep:	Factual update. The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete 'West Lavington and Littleton Panell settlement boundary' map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.						
PC99	Page 73, Table 6.2	ID: Rep:	Factual update. Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now	Move Christian Malford into column 3 of Table 6.2: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Chippenham⁽²⁴⁾</td> </tr> <tr> <td style="width: 50%;"></td> <td style="text-align: center;">Christian Malford</td> </tr> <tr> <td style="width: 50%;"></td> <td style="text-align: center;">Hullavington</td> </tr> </table>	Chippenham⁽²⁴⁾			Christian Malford		Hullavington	Minor	This modification was introduced as a factual update. It has no implications for the SA.
Chippenham⁽²⁴⁾												
	Christian Malford											
	Hullavington											

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change		Minor or main Modification	SA Implications
			been undertaken by a neighbourhood plan.		Kington St Michael		
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1: Christian Malford		Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35: <u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u>		Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications		
PC102	Page 109	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Christian Malford map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.		
PC103	Page 74, Table 6.2	ID:10518 39 Rep: 1548	Factual update. Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Cricklade into column 3 of Table 6.2:	Minor	This modification was introduced as a factual update. It has no implications for the SA.		
				Royal Wootton Bassett and Cricklade				
							Cricklade	
							Lyneham	
							Purton	
							Royal Wootton Bassett	
PC104	Appendix 1 (Page 132), paragraph A.60,	ID:105183 9 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being	Delete bullet point 2: Cricklade	Minor	This modification was introduced as a factual update. It has no implications for the SA.		

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Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.			
PC105	Appendix A (Page 132) paragraph A.60	ID:105183 9 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add new paragraph after paragraph A.60: <u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u>	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC106	Page 134	ID:105183 9 Rep: 1548	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan	Delete Cricklade map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Replacement tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11 to reflect the latest housing land supply statement published March 2018 (base date April 2017)

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,497 <u>3,624</u>	2,273 <u>2,311</u>	170 <u>5</u>
North and West Wiltshire HMA	24,740	12,603 <u>13,025</u>	11,566 <u>10,606</u>	574 <u>1,109</u>
South Wiltshire HMA	10,420	5,067 <u>5,388</u>	4,759 <u>3,701</u>	594 <u>1,331</u>

Table 4.7 HMA housing land supply 2006-2026

HMA	Housing requirement 2006-2026	Housing Completions 2006-2017	Commitments 2017-2026	Windfall allowance (2017-2026)	Plan allocations 2017-2026	TOTAL	Surplus
East Wiltshire	5,940	3,497 <u>3,624</u>	2,273 <u>2,311</u>	811 <u>823</u>	241	6,822 <u>6,997</u>	882 <u>1,057</u>
North & West Wiltshire	24,740	12,603 <u>13,025</u>	11,566 <u>10,606</u>	2,086 <u>2,209</u>	1,195	27,035 <u>27,235</u>	2,710 <u>2,495</u>
South Wiltshire	10,420	5,388 <u>5,388</u>	4,759 <u>3,701</u>	736 <u>743</u>	795 790	11,357 <u>10,636</u>	937 <u>216</u>

Table 4.8 HMA Five year land supply estimates 2017-2026

Year supply (Liverpool)	2017/2018	2018/2019	2019/2010	2020/2011	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
East HMA	9.18 <u>8.77</u>	9.11 <u>9.07</u>	9.75 <u>9.95</u>	12.20 <u>11.21</u>	22.44 <u>16.33</u>	20.18 <u>17.13</u>	14.01 <u>15.45</u>	9.81 <u>14.24</u>	7.45 <u>9.83</u>
North and West HMA	7.15 <u>6.24</u>	7.54 <u>6.80</u>	7.64 <u>7.01</u>	7.54 <u>7.07</u>	7.95 <u>7.19</u>	7.92 <u>7.24</u>	7.48 <u>7.13</u>	6.54 <u>6.60</u>	5.30 <u>5.74</u>
South HMA	6.09 <u>5.70</u>	6.30 <u>5.95</u>	6.43 <u>5.75</u>	6.65 <u>5.57</u>	6.88 <u>5.46</u>	7.13 <u>5.14</u>	6.70 <u>4.19</u>	5.87 <u>3.25</u>	4.75 <u>2.42</u>

Table 4.9 East Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Devizes	2,010	1,447 <u>1,501</u>	689 <u>612</u>	2,136 <u>2,113</u>	6.3% <u>5.1%</u>
Marlborough	680	357 <u>397</u>	306 <u>304</u>	663 <u>701</u>	2.6% <u>3.1%</u>
Tidworth and Ludgershall	1,750	728 <u>767</u>	1,109 <u>1,177</u>	1,836 <u>1,944</u>	5.0% <u>11.1%</u>
TOTAL	4,440	2,532 <u>2,665</u>	2,103 <u>2,093</u>	4,635 <u>4,758</u>	4.4% <u>7.2%</u>
Rural areas					
Devizes CA remainder	490	286 <u>297</u>	182 <u>177</u>	468 <u>474</u>	-4.5% <u>-3.3%</u>
Marlborough CA remainder	240	160 <u>157</u>	46 <u>52</u>	206 <u>209</u>	-14.1% <u>-12.9%</u>
Pewsey CA	600	426 <u>416</u>	179 <u>192</u>	605 <u>608</u>	0.9% <u>1.3%</u>
Tidworth CA remainder	170	93 <u>89</u>	3 <u>23</u>	96 <u>112</u>	-43.5% <u>-34.1%</u>
TOTAL	1,500	965 <u>959</u>	410 <u>444</u>	1,375 <u>1,403</u>	-8.3% <u>-6.5%</u>

Table 4.10 North and West Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Bradford on Avon	595	387 384	242 218	599 602	1%
Calne	1,440	964 1,034	807 847	1,768 1,881	23% 31%
Chippenham	4,510	1,204 1,230	3,819 3,016	5,023 4,246	14% -6%
Corsham	1,220	646 597	587 629	1,233 1,226	1% 0%
Malmesbury	885	560 657	455 385	1,015 1,042	15% 18%
Melksham and Bowerhill	2,240	1,370 1,445	1,224 910	2,594 2,355	16% 5%
Royal Wootton Bassett	1,070	997 1,014	458 140	1,455 1,154	-18% 8%
Trowbridge	6,810	2,965 3,019	2,625 2,339	5,590 5,358	-15% -21%
Warminster	1,920	603 615	1,055 1,140	1,658 1,755	-14% -9%
Westbury	1,500	877 940	934 851	1,808 1,791	21% 19%
TOTAL	22,190	10,570 10,935	11,874 10,475	22,444 21,410	1% -4%
Rural areas					
Bradford on Avon CA remainder	185	119 123	72 56	191 179	3% -3%
Calne CA remainder	165	92 96	453 171	245 267	49% 62%
Chippenham CA remainder	580	409 419	143 166	522 585	-10% 1%
Corsham CA remainder	175	255 285	96	351 381	104% 118%
Malmesbury CA remainder	510	336 340	144 210	480 550	-6% 8%
Melksham CA remainder	130	101 115	38 44	139 362	7% 22%
Royal Wootton Bassett and Cricklade CA remainder	385	315 305	150 177	465 482	21% 25%
Trowbridge CA remainder	165	255 256	23 32	278 288	69% 75%
Warminster CA remainder	140	64 91	53 68	143 159	2% 14%

Westbury CA remainder	115	61 60	47 51	108 111	-6% -3%
TOTAL	2,550	2,033 2,090	890 1,274	2,923 3,364	15% 32%

Table 4.11 South Wiltshire HMA – Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Amesbury, Bulford and Durrington	2,440	1,314 1,446	1,104 873	2,412 2,319	-1% -5%
Salisbury	6,060	2,273 2,436	3,833 2,956	6,637 5,924	10% -2%
Wilton		323 321	208 211		
TOTAL	8,500	3,907 4,203	5,142 4,040	9,049 8,243	6% -3%
Rural areas					
Amesbury CA remainder	345	179 176	58 73	237 249	-31% -28%
Mere CA remainder	50	37 42	5 7	42 49	-15% -2%
Mere	235	126 123	139 143	265 266	13%
Downton	190	88 101	105 92	193	2%
Tisbury	200	170 169	5 9	175 178	-12% -11%
Wilton CA remainder	255	115 123	14 14	126 137	-51% -46%
Southern Wiltshire CA remainder	425	385 389	78 98	463 487	9% 15%
Tisbury CA remainder	220	60 62	11 16	71 78	-68% -65%
TOTAL	1,920	1,160 1,185	412 452	1,572 1,637	-18% -15%

Table 4.4 East Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 ²

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² This total includes 109 dwellings that already have planning permission

Table 4.5 North and West Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynall	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 ³
Trowbridge	613	Elm Grove Farm	200 <u>250</u>
	1021	Church Lane	45
	3260	Upper Studley	20 <u>45</u>
	298	Land off the A363 at White Horse Business Park	150 <u>225</u>
	3565	Southwick Court	180
	297/263	Elizabeth Way	205 <u>355</u>
Warminster	603	East of the Dene	100
	302/1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard/Cassways	40 <u>35</u>

Table 4.6 Southern Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Durrington	3154/S98	Clover Lane	45
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100

³ This total includes 10 dwellings that already have planning permission

	3272	Rowbarrow	100
	<u>OM003</u>	<u>The Yard</u>	<u>14</u>

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Atkins
Euston Tower
30th Floor
286 Euston Road
London
NW1 3AT

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