

Salisbury Community Area Topic Paper
(including the site selection process for Wilton)
- Cabinet version

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1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers ('CATP's) that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process as it relates to the Principal Settlement of Salisbury and Local Service Centre of Wilton.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of this Paper. The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Salisbury Community Area Topic Paper

#	Section	Appendices
2	Community Area	Planning policy context for the Salisbury (and Wilton) Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Salisbury and/or Wilton	Summary of the site selection process for the Principal Settlement of Salisbury and Local Service Centre of Wilton (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for Salisbury and/or Wilton should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.</p> <p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

6	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
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2. Salisbury Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Salisbury Community Area. Core Policies 1 (Settlement Strategy) and 20 (Salisbury Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Salisbury Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 20 requires approximately 6,060 new homes to be provided within the Community Area, which should occur either within the Principal Settlement of Salisbury or the Local Service Centre of Wilton to be provided over the Plan period 2006 to 2026 (including land identified for strategic growth). The housing requirement for Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy).⁽²⁾ This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Salisbury Area Strategy. It indicates how much growth should be provided at the Principal Settlement of Salisbury (and Wilton) to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlement listed in *Table 2.1* below fall within the Salisbury Community Area and extends beyond the community area in to adjoining parishes that are within the Southern community area and Wilton community area.

Table 2.1 Settlement Strategy in the Salisbury Community Area

Principal Settlement	Salisbury
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Issues and considerations

- 2.4** Core Policy 20 and the supporting text (paragraph 5.112) of the WCS identify specific issues to be addressed in planning for the Salisbury Community Area, including:
- development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
 - the cumulative impact of all strategic development sites at Salisbury will need to be considered in transport assessments for major developments
 - transport solutions will be delivered in accordance with the evolving Salisbury Transport Strategy⁽³⁾
- 2.5** Core Policy 33 and the supporting text (paragraph 5.174) of the WCS identify specific issues to be addressed in planning for the Wilton Community Area, including:

² Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

³ Wiltshire Council. South Wiltshire Core Strategy Evidence Base - 'Salisbury Transport Model'. Available: [http://www.wiltshire.gov.uk/planning-and-development/planning-policy/evidence-base/south-wiltshire-core-strategy-evidence-base/html/Planning_Policy_Evidence_Base_\(South\)_Transport_Model](http://www.wiltshire.gov.uk/planning-and-development/planning-policy/evidence-base/south-wiltshire-core-strategy-evidence-base/html/Planning_Policy_Evidence_Base_(South)_Transport_Model)

- the need to ensure that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained and that the town retains its identity and does not coalesce with Salisbury.
- future work to identify additional sites to accommodate growth in the area should take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the Wilton Community Area. It may be the case that Salisbury could help accommodate housing and employment growth needed in the Wilton area in a more sustainable manner than this being located in Wilton itself
- the need to protect the built and natural environment of the community area, and to conserve and enhance views into and out of the Wilton Conservation Area including Wilton Park and House, as well as conserving the historic gateway to Wilton along The Avenue
- all development within the community area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Prescombe Down must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.

2.6 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽⁴⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the Salisbury community area, including.

- expansion of primary schools to provide additional places
- expansion of secondary schools to provide additional places
- provision of additional nursery school places
- various transport improvements, as part of the Salisbury Transport Strategy, including highways, park and ride, public transport, walking and cycling, smarter choices and demand management measures
- support development of local primary care health facilities, which expect to exceed capacity by the end of the Plan period
- improvements to (including relocation/ replacement) of Salisbury Fire Station
- improvements to Salisbury Household Recycling Centre

2.7 For Wilton, the IDP ⁽⁵⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of village primary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period

2.8 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

4 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Salisbury Community Area.*

5 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Wilton Community Area.*

Housing requirements

2.9 The housing requirement for the Principal Settlement of Salisbury (and Wilton) is set out in *Table 2.2* below. The table shows the overall housing requirement over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Salisbury Community Area at April 2017⁽⁶⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Salisbury	6,060	2,273	3,083	173
Wilton		323	208	

2.10 The housing requirement for the Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy). The outcome of the site selection process for Wilton Community Area Remainder is summarised within the *Wilton Community Area Topic Paper*⁽⁷⁾.

Neighbourhood planning

2.11 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.12 Salisbury has no neighbourhood plans in preparation, however there is one for Wilton in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by this plan. If the neighbourhood plan was sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁸⁾.

Table 2.3 Status of neighbourhood plans in the Salisbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Wilton	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage

⁶ Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply*.

⁷ See Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

⁸ Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

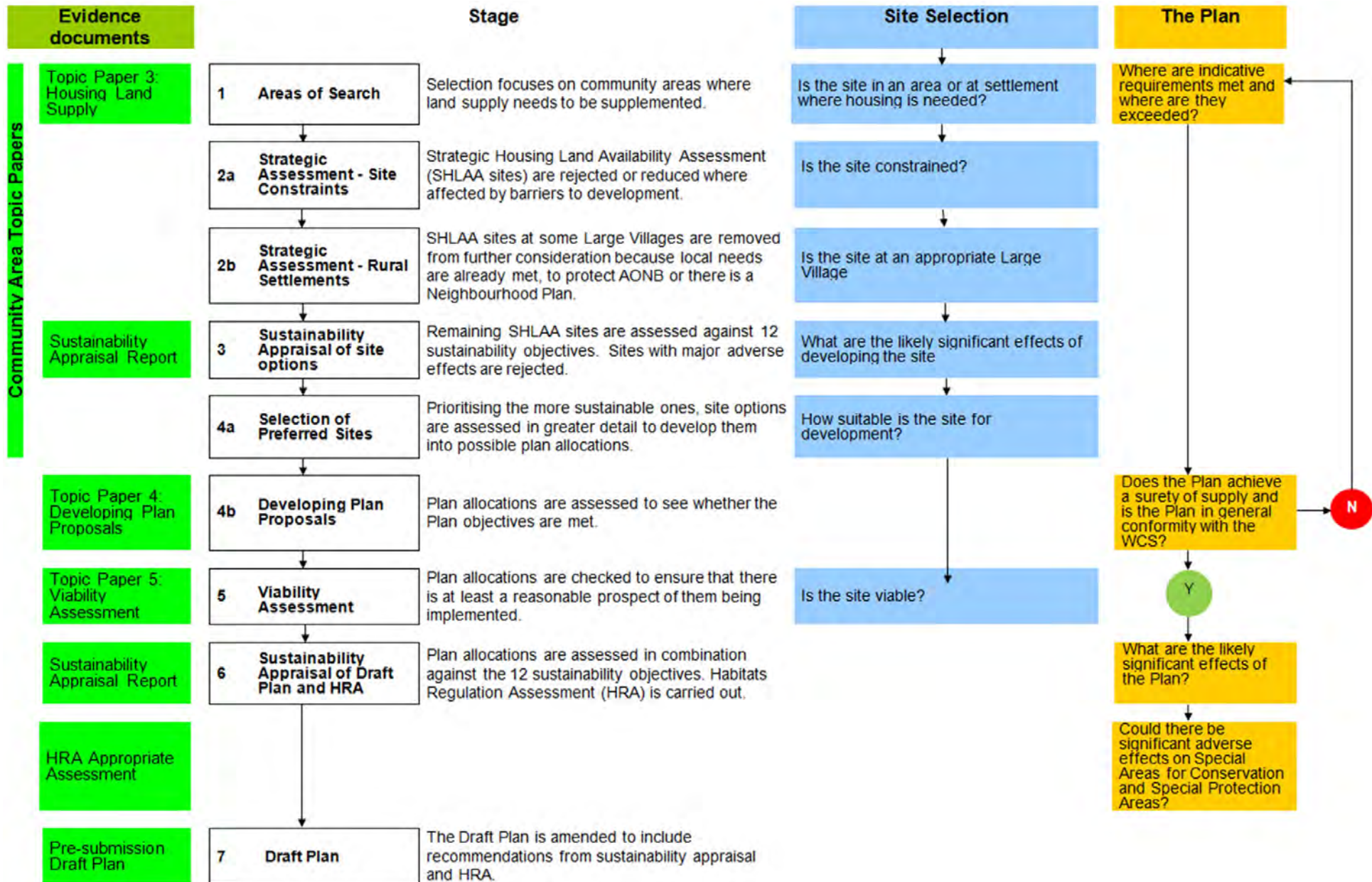
3. Settlement boundary review

- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the Principal Settlement of Salisbury.
- 3.2 **Appendix A** contains maps showing the proposed amendments to the settlement boundary and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁹⁾.
- 3.3 Salisbury has not had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the currently adopted settlement boundary has been considered through the settlement boundary review.
- 3.4 The settlement boundary review in relation to the Local Service Centre of Wilton is summarised in the Wilton Community Area Topic Paper.

9 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology* ⁽¹⁰⁾.



5. Outcome of the site selection process for Salisbury (including Wilton)

Overview

- 5.1** This section summarises the outcome of the site selection process for the Principal Settlement of Salisbury and the Local Service Centre of Wilton. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹¹⁾.
- 5.2** The decisions taken after each stage of the process for Salisbury and Wilton, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Salisbury and Wilton. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that the indicative residual requirement of 173 dwellings at Salisbury and Wilton to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Salisbury and Wilton progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment at Salisbury and Wilton. Strategic Housing Land Availability Assessment ('SHLAA') sites in these settlements are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains maps of Salisbury and Wilton, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Salisbury and Wilton.

11 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

Table 5.1 SHLAA sites considered at Stage 2a at Salisbury and Wilton.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Salisbury	S8, S9, S55, S58, S60, S64, S69, S71, S93, S95, S97, S115, S116a, S116b, S117, S119, S135, S136, S137, S139, S140, S141, S142, S144, S167, S180, S189, S191, S193, S202, S207, S218, S219, S223, S224, S225, S226, S227, S232, S235, S236, S237, S240, S241, S243, S244, S253, S259, S261, S262, S263, S264, S1020, S1030, S1031, S1032, S1033, S1034, S1035, S1036, S1053a, S1053b, S1058, S1072, 3136, 3147, 3215, 3267, 3381, 3396, 3422, 3435, 3521, 3554b	S61, S80, S159, S178, S1027, S1028, 3187, 3272, 3241, 3554a
Wilton	S133, S138, S250, S251, S252, S254, S1029, S1037, 3093, 3236	S1057

5.9 Appendix B highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal ('SA'). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹²⁾.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Salisbury and Wilton. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹³⁾.

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable' as shown in Table 5.2.

Table 5.2 SHLAA sites considered at Stage 3 at Salisbury and Wilton

SHLAA ref	Site name	Outcome after Stage 3
Salisbury		
Site S61	Land at Hilltop Way	More sustainable
Site S80	Land to the north of Old Sarum	Less sustainable
Site S159	Land to the north of Downton Road	Less sustainable

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

13 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name	Outcome after Stage 3
Site S178	Land to the South of Roman Road, Old Sarum	Rejected
Site S1027	North of Netherhampton Road	More sustainable
Site S1028	Land at Netherhampton Road	More sustainable
Site 3187	Land at Harnham Business Park	Rejected
Site 3272	Land at Rowbarrow, Odstock Road	More sustainable
Site 3421	Land adjacent to A354, Harnham	Less sustainable
Site 3554a	Land to west of Milford Care Home	Rejected
Wilton		
Site S1057	Land rear of Bulbridge Road	More sustainable

Sites rejected after Stage 3

5.13 Table 5.3 shows the sites rejected after Stage 3 together with the main reasons.

Table 5.3 SHLAA sites rejected after Stage 3 at Salisbury and Wilton

SHLAA ref	Site name	Reasons for removing after Stage 3
Salisbury		
Site S80	Land to the north of Old Sarum	<ul style="list-style-type: none"> The sites are identified as 'less sustainable' (i.e. they have 5 or more moderate adverse effects each). There are enough 'more sustainable' sites at Salisbury and so these sites are not needed to be taken forward to stage 4.
Site S159	Land to the north of Downton Road	
Site S178	Land to the South of Roman Road, Old Sarum	<ul style="list-style-type: none"> A major adverse effect is identified in relation to this site and potential impacts on the historic environment. The site is removed from further consideration.
Site 3187	Land at Harnham Business Park	<ul style="list-style-type: none"> There are major adverse effects identified in terms of loss of employment land, therefore this site should not be considered further in the site selection process.
Site 3421	Land adjacent to A354, Harnham	<ul style="list-style-type: none"> The site is identified as 'less sustainable' (i.e. it has 5 or more moderate adverse effects). There are enough 'more sustainable' sites at Salisbury and so the site is not needed to be taken forward to stage 4.
Site 3554a	Land to west of Milford Care Home	<ul style="list-style-type: none"> Development of the site would have major adverse effects on heritage assets which could not be mitigated, therefore it is recommended

SHLAA ref	Site name	Reasons for removing after Stage 3
		that this site is not considered further in the site selection process.

Sites taken forward

5.14 Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 Sites taken forward after Stage 3 at Salisbury and Wilton

SHLAA ref	Site name
Salisbury	
Site S61	Land at Hilltop Way
Site S1027	North of Netherhampton Road
Site S1028	Land at Netherhampton Road
Site 3272	Land at Rowbarrow, Odstock Road
Wilton	
S1057	Land rear of Bulbridge Road

5.15 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁴⁾.

5.17 Appendix G contains the assessment criteria and output from Stage 4a of the site selection process for Salisbury and Wilton. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.18 Table 5.5 below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a for Salisbury

SHLAA ref	Site name	SHLAA capacity	Capacity
Salisbury			
Site S61	Land at Hilltop Way	11	10
Site S1027	North of Netherhampton Road	127	100
Site S1028	Land at Netherhampton Road	1,195	640

SHLAA ref	Site name	SHLAA capacity	Capacity
Site 3272	Land at Rowbarrow, Odstock Road	122	100
Wilton			
S1057	Land rear of Bulbridge Road	161	Not allocating
TOTALS		1,616	850

Sites removed after Stage 4a

5.19 Table 5.6 below shows the site option removed after Stage 4a.

Table 5.6 SHLAA site removed after Stage 4a for Salisbury and Wilton

SHLAA ref	Site name	Reasons for removing after Stage 4a
Wilton		
S1057	Land rear of Bulbridge Road	<ul style="list-style-type: none"> Land to the rear of Bulbridge Road in Wilton (S1057) requires additional primary school capacity in order to support its development. The village school, however, is at capacity and cannot be expanded. The site is too remote from the new school planned at Netherhampton Road and development of the site is unacceptable without infrastructure necessary to support it. This site is therefore not selected as a Plan allocation.

Preferred sites

5.20 The combined capacity of all the sites under consideration is capable of providing a total number of dwellings in excess of the residual indicative requirement. At face value, not all the site options are required to ensure land supply.

5.21 There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3.

5.22 As a Principal Settlement and the main focus for housing development in the HMA, the selection of sites should therefore lead to additional supply that exceeds the residual indicative requirement. However options in Salisbury are affected by one common adverse potential effect that is problematic to resolve, notably the limited supply of primary school spaces serving the City. The WCS requires development to be properly supported by infrastructure. Development without additional capacity would not be acceptable. A new primary school as an element of one of the Plan allocations would increase capacity.

5.23 A site would have to be of sufficient size to accommodate land required and underwrite the costs of a new school. There is only one site option that appears to be of that scale, land at Netherhampton Road (S1028). Ideally, provision of a new school would also need to be located where it provides the most educational benefit and the best use is made of existing

as well as new resources. By itself, the site at Netherhampton Road does not generate pupil numbers sufficient to justify a whole school. Other developments may also make use of the additional capacity and contribute toward its provision.

- 5.24** Significantly different sites implies a different pattern of growth from that envisaged by the WCS. They will affect the pattern of travel around the City and influence the refresh of the Salisbury Transport Strategy that supports the City’s growth. The site at Hilltop Way (S61) is modest in size and potential adverse effects are capable of mitigation. The benefits of the Hill Top Way site are limited because of its small size.
- 5.25** Of a very different scale, the site at Netherhampton Road (1028) is considered to have the capacity to provide for a new primary school and this supports its inclusion as an allocation. The WCS recognises a role for land at Netherhampton Road as a strategic contingency to maintain land supply should one or more strategic site be delayed. This circumstance has arisen. The complexity of delivering the Churchfields strategic site has resulted in significant delay. Land at Netherhampton Road is therefore a substitute for land that had been anticipated to be already under construction. The Netherhampton Road site can provide significant sustainability benefits.
- 5.26** Other sites are described as only having marginal benefits without additional primary school provision being provided in the vicinity. Further sites at Salisbury could, however, help to support investment in primary education in the south of the City. They would also help to improve the choice of new homes and help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites. With primary school capacity available, the benefits of these sites are good.
- 5.27** Land North of Netherhampton Road (S1027) is well positioned to help support a new primary school in conjunction with development allocated at Netherhampton Road. Development can be successfully accommodated with acceptable visual and heritage impacts. The site can accommodate approximately 100 dwellings and is a suitable Plan allocation.
- 5.28** Land at Rowbarrow (3272), recognising the need to address heritage and visual impacts, could accommodate approximately 100 dwellings. Potential adverse effects on heritage assets can be mitigated as can wider impacts on the landscape. It is not so well related in terms of support for a new school at Netherhampton Road. It is better related to the existing Harnham Schools where capacity would be created as a result of a new school at Netherhampton Road. Development at Rowbarrow could therefore support improvements to the existing schools. The site is therefore a suitable plan allocation.
- 5.29** The total allocation of land, from four sites, exceeds indicative requirements for the City. An indicative requirement, however, is not a ceiling figure. The ‘surplus’ amount possible over the indicative requirement for the plan period is modest even at face value. Given the delay to the development of the Churchfields strategic site, likely growth by 2026 would be in line with the rate planned in the WCS.
- 5.30** *Table 5.7* below shows the preferred sites identified for allocation and revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.7 Preferred sites identified for allocation for Salisbury

SHLAA ref	Site name	Capacity after mitigation
Salisbury		

SHLAA ref	Site name	Capacity after mitigation
Site S61	Land at Hilltop Way	10
Site S1027	North of Netherhampton Road	100
Site S1028	Land at Netherhampton Road	640
Site 3272	Land at Rowbarrow, Odstock Road	100
TOTAL:		850

5.31 The development of approximately 850 dwellings would contribute towards the availability of affordable and open market housing in the Salisbury area and will contribute towards maintaining a five year supply of housing in the South Wiltshire HMA. The following paragraphs set out the justification for their allocation.

Site S61 - Land at Hilltop Way

Figure 5.1 Site S61 - Land at Hilltop Way, Salisbury

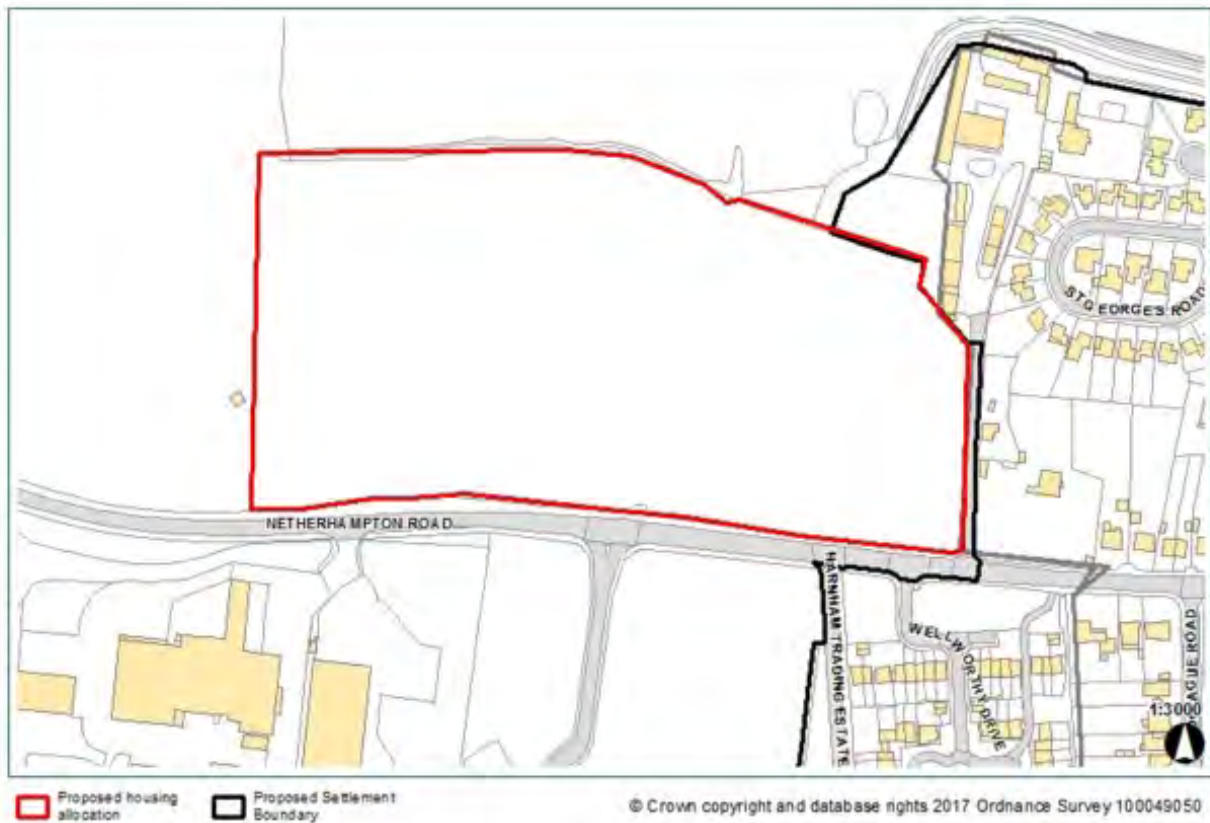


5.32 The site is in an accessible and sustainable location capable of being served by existing highways infrastructure. The site is not of a size that will significantly add to pressures on local infrastructure, services and facilities. Access can be provided from this site to the adjacent Country Park, thereby providing potential health benefits to future residents.

5.33 All of the potential minor adverse effects associated with developing the site are considered to be capable of being addressed by straightforward mitigation measures. Given the relatively minor nature of effects, allied to the limited benefits in terms of the scale of residential development and scope for affordable housing, it is considered that minor sustainability benefits would result from development.

Site S1027 - North of Netherhampton Road

Figure 5.2 Site S1027 - North of Netherhampton Road, Salisbury

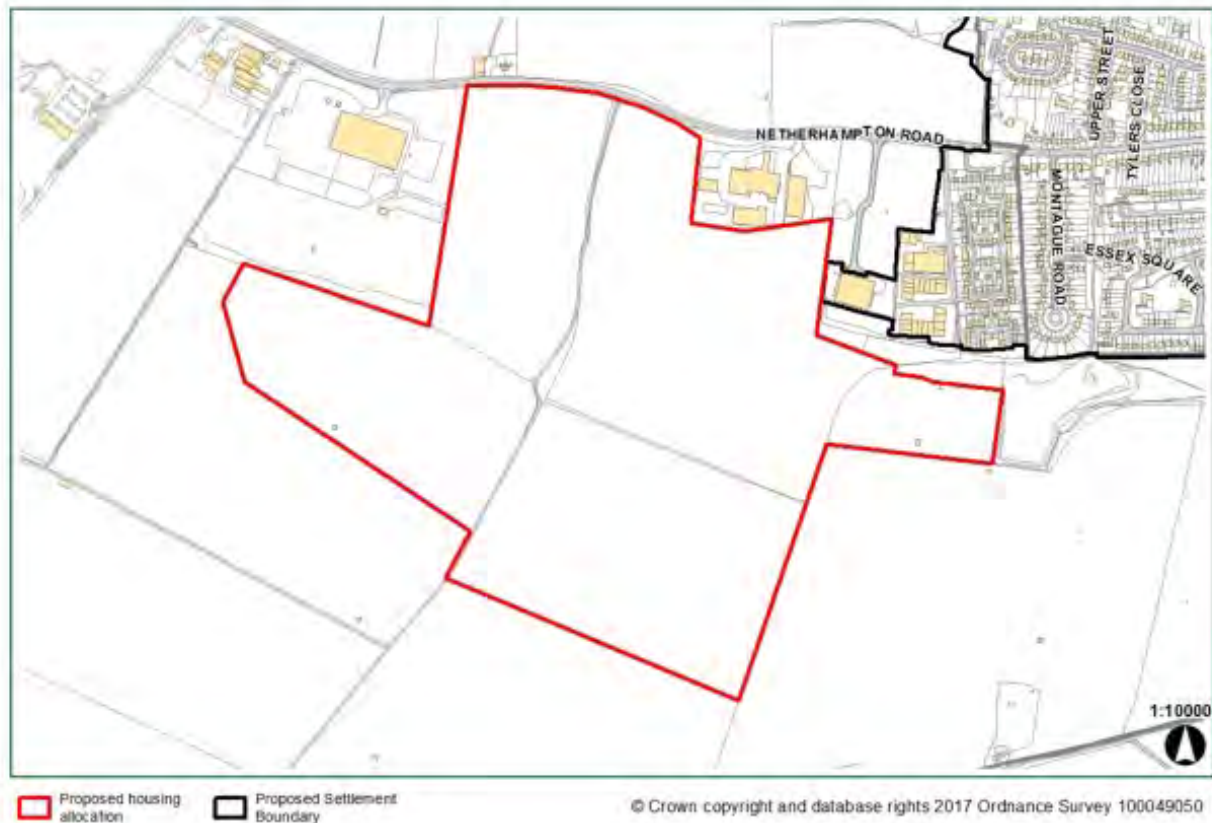


5.34 Adverse effects in relation to heritage, landscape, biodiversity, flood risk and pollution are relatively minor and capable of being resolved by a design and layout. A lack of local primary school capacity is a significant exception. Without such additional capacity overall sustainability is marginal.

5.35 With additional primary education capacity, adverse effects are relatively minor and can be resolved by straightforward mitigation measures. If this is the case, the overall sustainability of the site would be good given the scope for affordable housing that would be delivered on site.

Site S1028 – Land at Netherhampton Road

Figure 5.3 Site S1028 – Land at Netherhampton Road



- 5.36** This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement, significant green infrastructure provision and additional employment on site. There are no overriding environmental constraints that cannot be mitigated through onsite measures. An allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the visual qualities of the surrounding countryside and avoid potentially adverse effects on views of Salisbury Cathedral.
- 5.37** Potential adverse effects, in terms of impacts on sewage treatment capacity and impacts on the highway network are considered capable of being averted. A refresh of the Salisbury Transport Strategy can occur alongside a detailed Transport Assessment to address the site's traffic impacts. Measures in the current strategy may be brought forward and new ones identified. Measures necessary to enable development to go ahead appear capable of being delivered, including works off-site. However, it is important to be assured that infrastructure requirements, especially a new school and highway improvements, are not such a burden on a developer that a scheme would be unviable. Therefore a site specific viability assessment is necessary.
- 5.38** A proposal for this site brings forward a reserve strategic site that has already been earmarked in the WCS. Overall sustainability benefits are considered to be significant. Even though development is dependent upon resolving important constraints there are more than reasonable prospects for doing so. Adverse effects from the development are clearly

outweighed by positive benefits. There is good scope for affordable housing and the development will provide local infrastructure on site helping to address local capacity issues. Therefore, in overall terms, the sustainability benefits of allocating this site for development would be considered to be significant.

Site 3272 – Land at Rowbarrow, Odstock Road

Figure 5.4 Site 3272 – Land at Rowbarrow, Odstock Road



- 5.39** Possible effects on heritage assets and impacts on the visual qualities of the wider countryside are a central concern. Measures to address these issues would reduce dwelling capacity to approximately 100 dwellings. The site is prominent and includes a scheduled ancient monument. Extending existing landscape features and setting aside land from development are amongst mitigation measures considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.
- 5.40** With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.
- 5.41** **Appendix B** highlights preferred sites identified for allocation.

6. Conclusions

Salisbury and Wilton

- 6.1** There is an indicative residual housing requirement of 173 dwellings for the Principal Settlement of Salisbury and the Local Service Centre of Wilton. There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3. *Table 7.1* below lists the four preferred sites that have been identified for allocation.

Table 6.1 Preferred sites identified for allocation for Salisbury

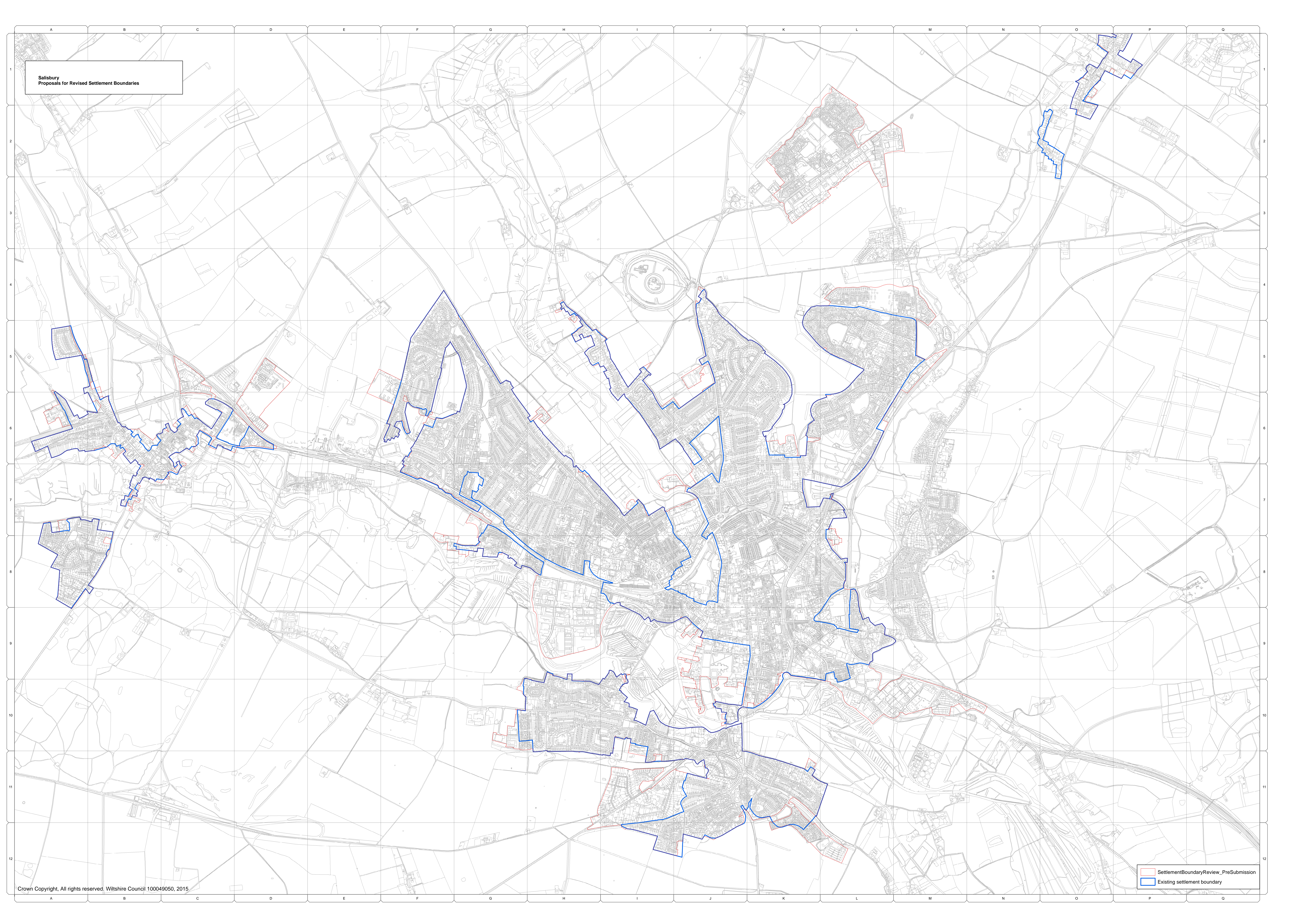
SHLAA ref	Site name	Capacity
Salisbury		
Site S61	Land at Hilltop Way	10
Site S1027	North of Netherhampton Road	100
Site S1028	Land at Netherhampton Road	640
Site 3272	Land at Rowbarrow, Odstock Road	100
TOTAL:		850

Settlement Boundary Review

- 6.2** The Plan has reviewed the settlement boundaries of the following settlements within the Principal Settlement of Salisbury.
- 6.3** No settlements in the Salisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

Salisbury
Proposals for Revised Settlement Boundaries



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Salisbury

A.1 The preceding map of Salisbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Salisbury Settlement Boundary

Map Grid Reference- 'centre' ⁽¹⁶⁾	Proposed Amendments
F5, F6, E5, E6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
F6	Amend boundary to include built community facilities development (i.e. school) and residential development that is physically related to the settlement and to follow defined physical features.
G7	Amend boundary to include built residential development and community facilities development that is physically related to the settlement.
F7, F8	Amend boundary to include built community facilities development (i.e. church) and residential development that is physically related to the settlement.
G8	Amend boundary to include 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.
H8, H9, I8, I9	Amend boundary to include built employment development that is physically related to the settlement.
J10, J9	Amend boundary to include build development physically related to the settlement.
G10	Amend boundary to include built employment and residential development that is physically related to the settlement.
I10, I11	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement, and to remove area of land more closely related to the countryside.
H11, H12, I11, I12, J11	Amend boundary to include built residential development that is physically related to the settlement.
J12	Amend boundary to remove area more closely related to the countryside.
J11, K11	Amend boundary to include built residential development that is physically related to the settlement and to follow curtilages of properties.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

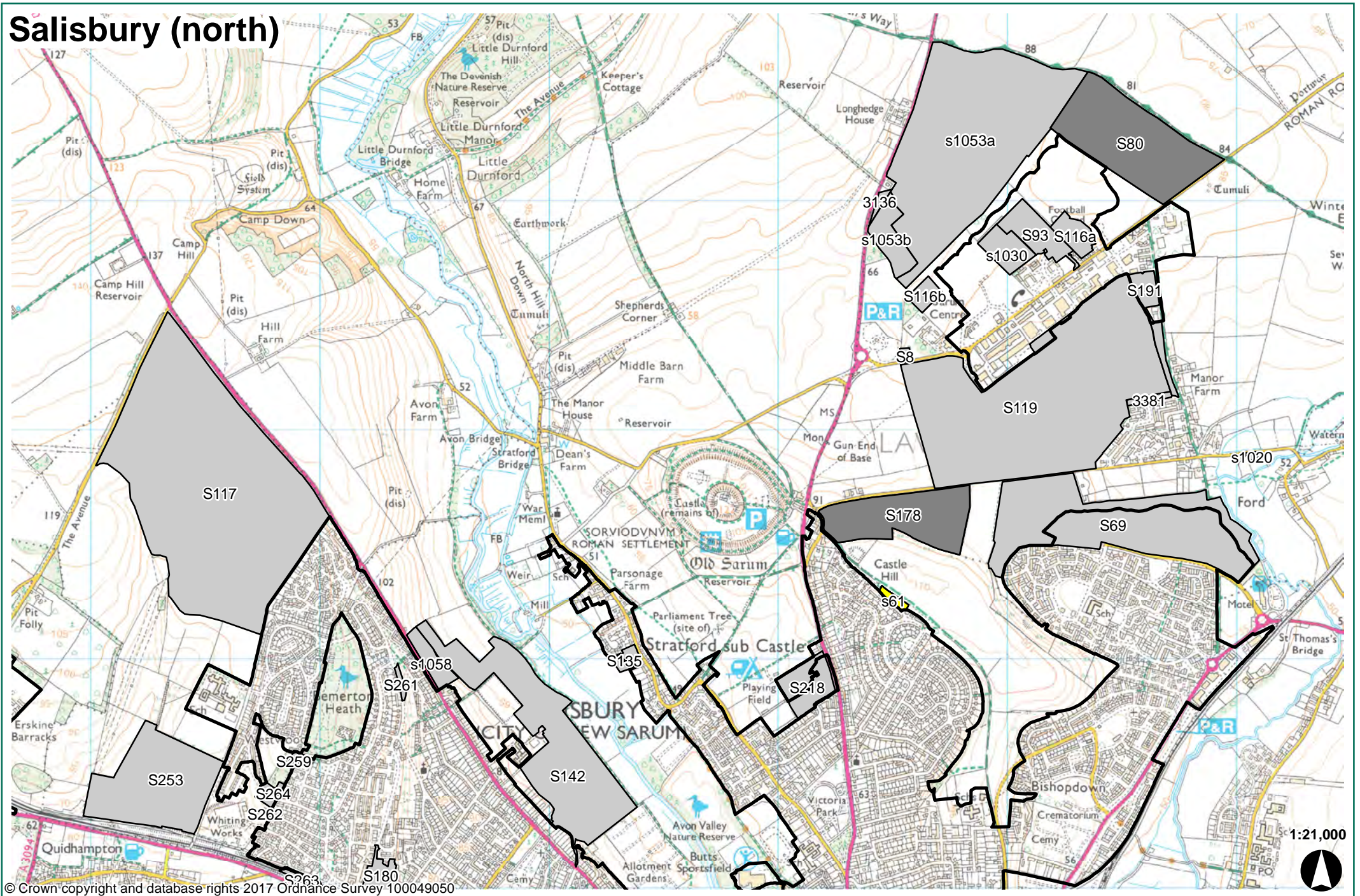
16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K12, L12	Amend boundary to include built employment and residential development that is physically related to the settlement.
K11	Amend boundary to follow defined physical features excluding area of land more closely related to the countryside.
K11 (N)	Amend boundary to include area of built development physically related to the settlement.
K10	Amend boundary to follow defined physical features – curtilages.
L9, L10, M9, M10, N10	Amend boundary to include built employment development that is physically related to the settlement.
L8, L9	Amend boundary to include built community facility development physically related to the settlement.
L7, L8	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
L6	Amend boundary to include built employment development that is physically related to the settlement.
M5, M4, L4	Amend boundary to include built and commenced development that is physically related to the settlement.
K6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement and to exclude area of land more closely related to the countryside.
J4	Amend boundary to follow but not include clearly defined physical features - the road.
J5	Amend boundary to include built employment development that is physically related to the settlement.
I6, J6	Amend the boundary to follow clearly defined physical features, i.e. the property boundary.
I5	Amend boundary to include built residential development that is physically related to the settlement.
H4	Amend boundary to include built community facility development physically related to the settlement.
J7, J6	Amend boundary to include built community facility development physically related to the settlement.
I7, J7	Amend boundary to include built community facilities development (i.e. leisure centre) that is physically related to the settlement.
J7, J8, I8	Amend boundary to include built employment and community facility development physically related to the settlement.
I7	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.

H6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
K3, K2, L1, L2, L3, M2	Addition to boundary to include built residential, employment and community facility development related to the settlement.

Appendix B: SHLAA sites considered during the site selection process

Salisbury (north)

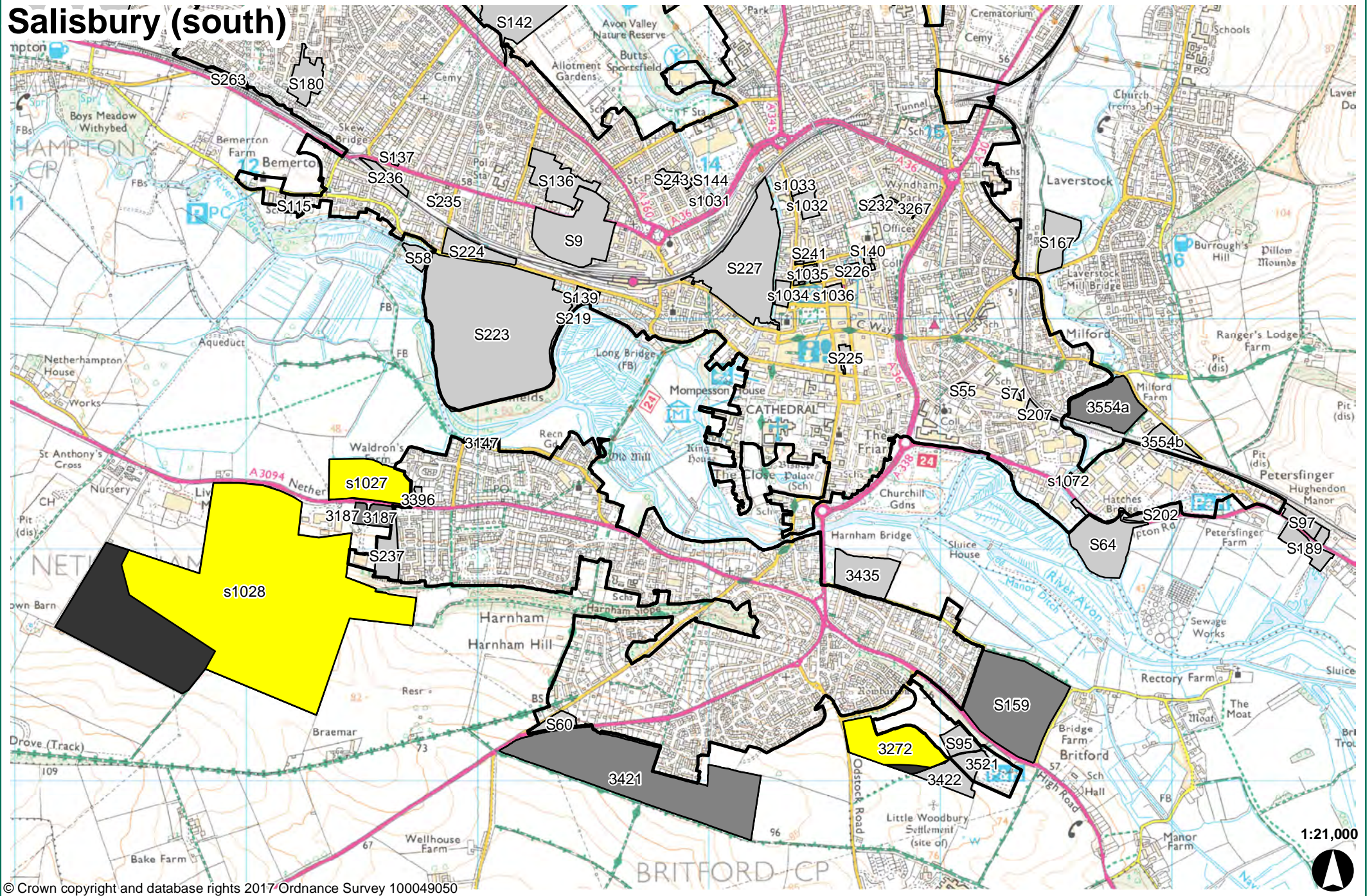


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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



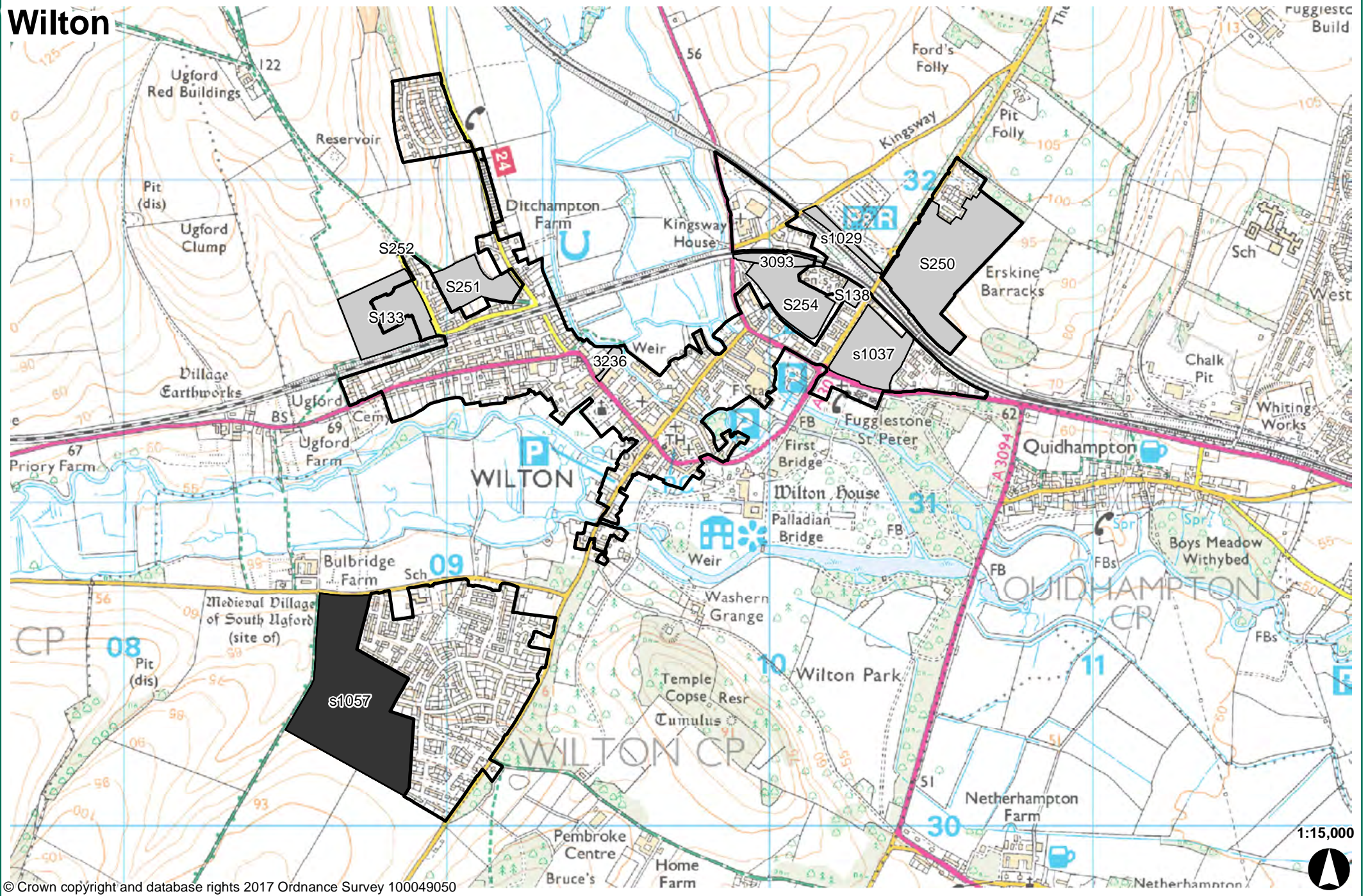
Salisbury (south)



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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Wilton

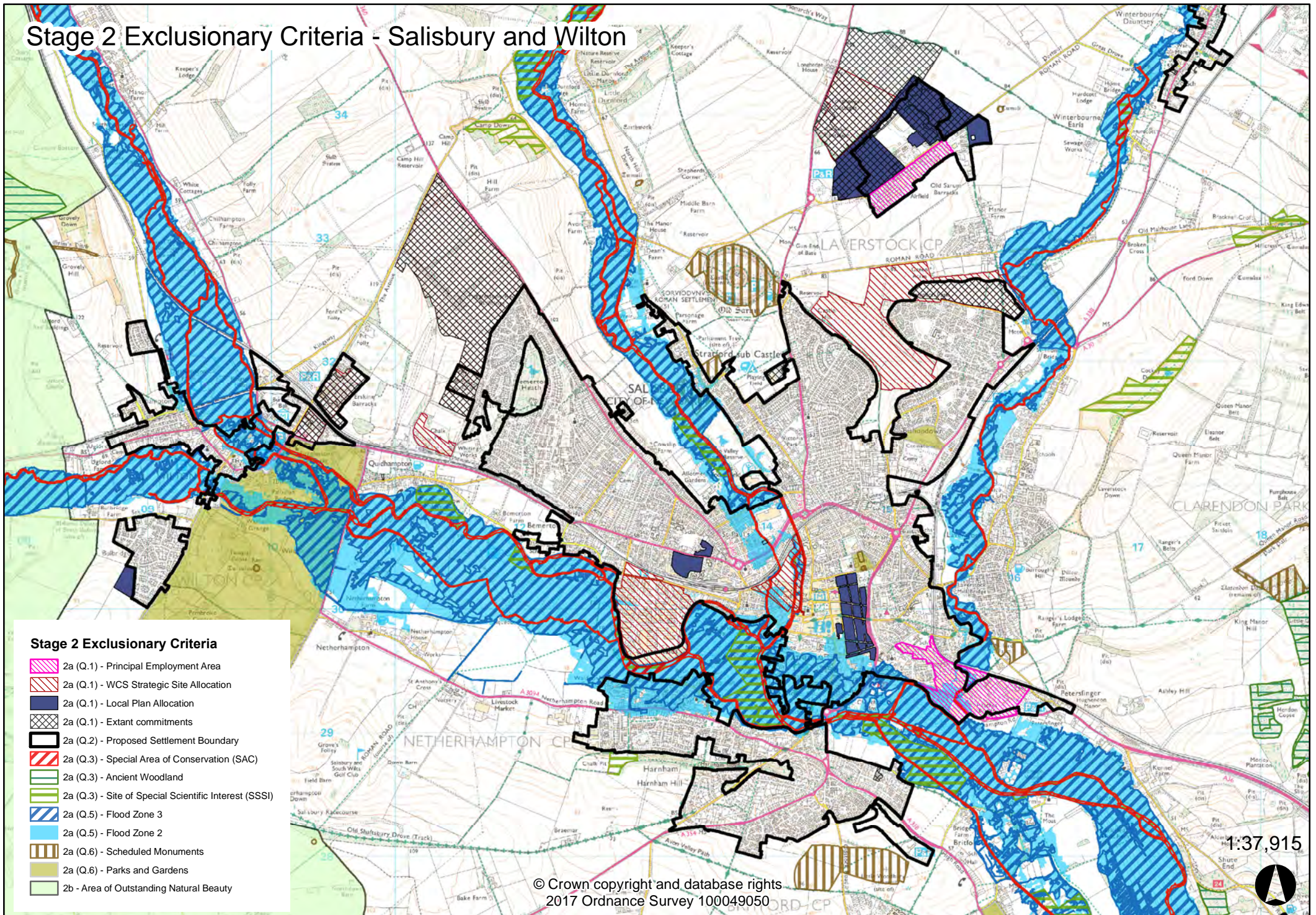















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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Salisbury and Wilton



- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.1) - WCS Strategic Site Allocation
 -  2a (Q.1) - Local Plan Allocation
 -  2a (Q.1) - Extant commitments
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Ancient Woodland
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - Scheduled Monuments
 -  2a (Q.6) - Parks and Gardens
 -  2b - Area of Outstanding Natural Beauty



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a 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?
2. Is the site fully or partly within the settlement boundary ⁽¹⁷⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

17 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Salisbury and Wilton

Area of search: Salisbury and Wilton													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽¹⁸⁾						Remaining developable site capacity	Land available? Y/N ⁽¹⁹⁾	Land developable? Y/N ⁽²⁰⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Salisbury													
S8	Land at Old Sarum Cottages	8	Y	N	N	N	N	N	6		Site isolated from the settlement boundary.	Remove	
S9	Land at the Old Manor Hospital, Salisbury	176	P	Y							Site is partly completed / committed. Remainder of site is within the settlement boundary.	Remove	
S55	Land at Snooker and Bowls Club, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S58	Land at Fitzgeralds Farm, Lower Bemerton, Salisbury	20	N	N	P	N	Y				Site partly within SSSI/SAC. Site wholly within Flood Zone 2/3 so removed from further consideration.	Remove	
S60	Land at Cornworthy, Salisbury	23	Y	Y							Site is permitted / completed. Also within settlement boundary.	Remove	

20 Y = Yes, N = No, There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

19 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

18 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Salisbury and Wilton													
S61	Land at Hilltop Way, Salisbury	11	N	N	N	N	N	N	11	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
S64	Land to East of B&Q, Salisbury	128	Y									Site isolated from settlement boundary and too far removed to form logical extension to Salisbury Identified as Development Restraint Area (Policy G7 of the SDLP). Site partially within Flood Zone 2/3.	Remove
S69	Land at Hampton Park, Laverstock	453	Y									WCS strategic allocation (Core Policy 20) Site is permitted / completed.	Remove
S71	Land south of St Martins Junior School	6	P	Y								Site is within the settlement boundary. Partially committed/completed site.	Remove
S80	Land to the North of Old Sarum	294	P	N	N	N	N	N	254	Y	Y	Site is partly completed / committed. Remainder of site does not meet exclusionary criteria and so taken forward for further assessment.	Take forward
S93	Land Salisbury Football Ground	90	Y									Site is partially permitted / completed. Remainder of site is protected by Outdoor Recreation Site	Remove

Area of search: Salisbury and Wilton												
											(saved Policy R5 SDLP) therefore removed from consideration.	Remove
S95	Land at Downton Road	32	Y								Site is permitted / completed.	Remove
S97	Land east of Hughendon Manor, Petersfinger	24	N	N	N	N	N	N	N	24	Unknown	Remove
S115	Land at 126 - 130 Lower Road	14	N	P	N	N	N	N	N	14	Unknown	Remove
S116a	Land at Old Sarum	47	Y								Site has been permitted/completed	Remove
S116b	Land at Old Sarum	29	Y								Site has been permitted/completed.	Remove
S117	Land at Fugglestone Red	1090	Y							14	Area almost completely allocated for mixed used development by WCS Core Policy 2. The remaining area would be isolated currently.	Remove
S119	Old Sarum Airfield	300	Y								Site is listed as strategic site for development under WCS Core Policy 25 'Old Sarum Airfield' so has been removed from further consideration.	Remove

Area of search: Salisbury and Wilton													
S135	Land at Orchard House, Salisbury	20	Y								Site is committed.	Remove	
S136	Land at Highbury and Fisherton Manor School, Salisbury	81	Y	Y							Site is partly completed / committed. Remainder of site is protected by Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration. Site is also within the settlement boundary.	Remove	
S137	Land at 124 Wilton Road, Salisbury	6	N	Y							Site is within the settlement boundary.	Remove	
S139	Land at Riverside, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S140	Land at 50 Bedwin Street, Salisbury	5	Y								Site has been permitted/completed and is within the settlement boundary.	Remove	
S141	Land at Grosvenor House, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S142	Land at Cowslip Farm, Salisbury	373	N	P	N	N	N	N	333	Y	N	Part of site within settlement boundary. Site partially within Flood Zone 2/3. No suitable access to the site due to significant change in levels and therefore not developable.	Remove

Area of search: Salisbury and Wilton														
S144	Land at 29 and 36 Middleton Road, Salisbury	1										Site removed as capacity below the 5 dwelling threshold before strategic criteria was applied.	Remove	
S159	Land to the North of Downton Road, Salisbury	203	N	N	N	N	N	N	N	203	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S167	Land off Cow Lane, Laverstock	69	Y										Site removed as not adjacent to settlement boundary and would not form logical extension to Salisbury. Site partially within Flood Zone 2.	Remove
S178	Land to the South of Roman Road, Old Sarum, Salisbury	189	P	N	N	N	N	N	N	187	Y	Y	Site partially committed/developed. But site does not meet other exclusionary criteria, so taken forward for further consideration.	Take forward
S180	Land at Former Pembroke Park School, Salisbury	51	Y										Site is within the settlement boundary.	Remove
S189	Land east of The Dormers, Petersfinger	39	N	N	N	N	N	N	N	39	Unknown	Unknown	Site isolated from the settlement boundary and would not form logical extension to the built up area of Salisbury. Also availability unknown.	Remove
S191	Land adjacent to Old Sarum Airfield, Salisbury	58	Y										Site is protected by WCS Core Policy 25 'Old Sarum Airfield'	Remove

Area of search: Salisbury and Wilton												
S193	Land north of Southampton Road, Petersfinger	8	N	N	N	N	N	N	8	Unknown	Reliant on S97 to come forward otherwise site isolated from the settlement boundary and would not form logical extension to the built up area of Salisbury. Also availability unknown.	Remove
S202	Land at Southampton Rd, Petersfinger	22	Y								Site within Principal Employment Area (WCS Core Policy 35)	Remove
S207	Land at Blakey Road, Salisbury	13	N	Y							Site is within the settlement boundary.	Remove
S218	Land at Hudson's Field / Castle Road	59	Y								Site is within Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration.	Remove
S219	Land at The Sling, Nadder Terrace, Salisbury	5	P	P	N	N	Y	N	2		Part of the site is within the settlement boundary. The site is partially completed/committed and partially allocation within Core Strategy so should be removed. Site is partially within the flood zone. The remaining capacity is < 5 therefore the site is removed from consideration.	Remove

Area of search: Salisbury and Wilton											
S223	Land at Churchfields Industrial Estate	478	Y							Site is already a strategic allocation within WCS (Core Policy 20) so should be removed.	Remove
S224	Land at Churchfields Triangle (Engine Shed site)	46	Y							Site is already a strategic allocation within WCS (Core Policy 20) so should be removed.	Remove
S225	Land at Brown Street Car Park	10	N	Y						Site is within the settlement boundary.	Remove
S226	Land at Salt Lane Car Park	9	N	Y						Site is within the settlement boundary.	Remove
S227	Land at Central Car Park and The Maltings	186	Y							Site designated as strategic site within WCS Core Policy 20. Therefore it is removed from further consideration.	Remove
S232	Land at the Old Swimming Pool	10	N	Y						Site is within the settlement boundary.	Remove
S235	Land at Malverns, Cherry Orchard Lane, Salisbury	0	Y							Site is permitted/completed. Site is within the settlement boundary.	Remove
S236	Land south east of Skew Bridge	16	N	Y						Site is within the settlement boundary.	Remove
S237	Land at Harnham Trading Estate	47	Y	Y						Site is within settlement boundary.	Remove

Area of search: Salisbury and Wilton													
S240	Land at Bingo Hall	4										Site capacity is below the 5 dwelling threshold before strategic criteria was applied.	Remove
S241	Scots Lane Social Club, Salisbury Chamber of Commerce including car park of 47 Endless Street	6	N	Y								Site is within settlement boundary.	Remove
S243	Land at Coldharbour Lane	13	P	Y								Site is partly completed / committed. Remainder of site (capacity approximately 10 dwellings) is within the settlement boundary.	Remove
S244	Land at corner of Marsh Lane and Middleton Road	3										Site removed as capacity below 5 dwelling threshold before strategic criteria applied.	Remove
S253	Land North of Wilton Road	265	Y									Allocated as employment allocation (WCS Core Policy 20).	Remove
S259	Land at Pinewood Way / Winding Way	6	N	N	N	N	N	N	6		Unknown	The availability of this site is unknown.	Remove
S261	Land at the Valley	9	N	Y								Site is within the settlement boundary.	Remove

Area of search: Salisbury and Wilton													
S262	Land at Westwood Road / Rawlence Road	8	Y									Site is protected by Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration.	Remove
S263	Land at Pullman Drive	10	N	N	N	N	N	N	10	Unknown		No record of availability.	Remove
S264	Land at Westwood Road / Rawlence Road (2)	10	N	N	N	N	N	N	10	Unknown		No record of availability.	Remove
S1020	Meadow Views	4										Site is isolated from the settlement boundary. Capacity of site is below 5 dwellings threshold before strategic criteria applied.	Remove
S1027	North of Netherhampton Road	127	N	N	N	N	N	N	127	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
S1028	Land at Netherhampton Road	1195	N	N	N	N	N	N	1195	Y	Y	Site does not adjoin the settlement boundary but is well related to the built up area and could potentially form a logical extension to the city.	Take forward
S1030	Playing Field	63	Y									Site has been permitted/completed.	Remove

Area of search: Salisbury and Wilton											
S1031	13 Middleton Road	4								Site removed as capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1032	The Depot	23	N	Y						Site is within the settlement boundary.	Remove
S1033	Garage	2								Site removed as capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1034	Post Office	2								Capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1035	Telephone Exchange	10	N	Y						Site is within the settlement boundary.	Remove
S1036	Bus Station	0	Y	Y						Site is within the settlement boundary. Site has been permitted/completed.	Remove
S1053a	Land opposite Longhedge Farm	1	Y							Site has been permitted/completed.	Remove
S1053b	Land to East of A345, Longhedge	78	Y							Site has been permitted/completed.	Remove
S1058	Land off Devides Road	46	N	N	N	N	N	N	46	Site is not considered to be developable. It is uncertain how suitable access could be achieved due to significant change in levels.	Remove

Area of search: Salisbury and Wilton											
S1072	Land by Dairyhouse Bridge	5	Y							Identified as Principal Employment Area (CP35 of the WCS).	Remove
3136	1 Longhedge Cottages	10	Y							Planning Application for 4 detached dwellings – 16/06154/OUT - was approved at on 3/11/16. The permission covers the whole site area. Site to be removed from further assessment.	Remove
3147	Land at Nadder Bank	5	N	N	P	N	Y			Site partly within SSSI/SAC. Site wholly within Flood Zone 2/3 so removed from further consideration.	Remove
3187	Land at Harnham Business Park	33	N	N	N	N	N	33	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
3215	Land at Harnham, Part of Bake Farm	69	Y							Site excluded as it is not well related to the settlement. Site not adjacent to the settlement boundary and not adjacent to a SHLAA site that is.	Remove
3267	Citizens Advice Office, 18 College Street	3								Site has been removed as it is within the settlement boundary and capacity of site is below 5 dwellings threshold before strategic criteria applied.	Remove

Area of search: Salisbury and Wilton														
3272	Land at Rowbarrow, Odstock Road	149	P	N	N	N	N	N	N	22	Y	Y	Part of site has been permitted / completed. Site partially contains a Scheduled Ancient Monument. Remainder of site does not meet exclusionary criteria, so it has been taken forward for further consideration.	Take forward
3381	Land at Manor Farm Rd, Ford	12	Y										Site is listed as strategic site for development under WCS Core Policy 25 'Old Sarum Airfield' so has been removed from further consideration.	Remove
3396	White Gates, Netherhampton Road	11	N	Y									Site has been removed as it is within the settlement boundary.	Remove
3421	Land adjacent A354, south of Salisbury	330	N	N	N	N	N	N	N	330	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
3422	Land adjacent to A338 and Park & Ride site	46	N	N	N	N	N	N	N	19	Y	N	Partially within Woodbury scheduled monument. Access is only suitable via SHLAA site 3272 and it is not known if this is achievable. Site should be removed from further consideration.	Remove
3435	Land off Britford Lane, Harnham	45	N	N	N	N	N	N	N	45	Y	N	Partially within Flood Zone 3. The main road is unable to take additional traffic	Remove

Area of search: Salisbury and Wilton												
											from this development and the site should be removed from further consideration.	
3521	Land off Downton Road, adjacent to Park and Ride	27	N	N	N	N	N	N	N	27	U	Remove
3554a	Land on the south west side of Milford Mill Road (part A)	110	N	N	N	N	N	P	N	17	Y	Take forward
3554b	Land on the south west side of Milford Mill Road (part B)	29	Y									Remove
Wilton												
S133	Land at the old Wilton Middle School	117	P	N	N	N	N	N	N	113	P	Remove
S138	Land at The Avenue, Wilton (Wilton Depot)	10	N	Y								Remove
S250	Land at UK Land Command	216	Y									Remove
S251	Land to the east of The Hollows, West of Water	57	N	P	N	N	N	Y	N	57	Y	Remove

Area of search: Salisbury and Wilton													
	Ditchampton and south of Philip Road											of site has no direct access to the highway. Not developable.	
S252	Garage Block north of The Hollows	1										Site removed as capacity less than the 5 dwellings threshold before strategic criteria applied.	Remove
S254	Land adjacent to Fair View Road (Burden's Ball)	73										Site does not have direct access to highway, not developable.	Remove
s1029	Land off Kingsway	18										Site does not adjoin the settlement boundary and is isolated from built edge.	Remove
s1037	Erskine Barracks	86										Site is permitted / completed.	Remove
s1057	Land rear of Bulbridge Road	201										Part of site is permitted / completed. Remainder of site does not meet exclusionary criteria so taken forward for further consideration	Take forward
3093	Wilton South Downside	19										There is no logical access to the site. Not developable.	Remove
3236	C&O Tractors Ltd, West Street	8										Site partly/within the settlement boundary.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Salisbury and Wilton.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Salisbury	S8, S9, S55, S58, S60, S64, S69, S71, S93, S95, S97, S115, S116a, S116b, S117, S119, S135, S136, S137, S139, S140, S141, S142, S144, S167, S180, S189, S191, S193, S202, S207, S218, S219, S223, S224, S225, S226, S227, S232, S235, S236, S237, S240, S241, S243, S244, S253, S259, S261, S262, S263, S264, S1020, S1030, S1031, S1032, S1033, S1034, S1035, S1036, S1053a, S1053b, S1058, S1072, 3136, 3147, 3215, 3267, 3381, 3396, 3422, 3435, 3521, 3554b	S61, S80, S159, S178, S1027, S1028, 3187, 3272, 3241, 3554a
Wilton	S133, S138, S250, S251, S252, S254, S1029, S1037, 3093, 3236	S1057

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** The Salisbury Community Area comprises the Principal Settlement of Salisbury only. Therefore, there is no Stage 2b assessment of Large Villages within this community area.
- E.2** Housing numbers for Principal Settlement of Salisbury include those planned for the Local Service Centre of Wilton. The housing requirement for the Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy). Therefore, the outcome of the site selection process for Wilton Community Area Remainder is summarised within the *Wilton Community Area Topic Paper*⁽²¹⁾.

21 See Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²²⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

22 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
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
5	Minimise our impacts on climate change and reduce 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

Table F.3 Stage 3 scoring summary chart for Salisbury and Wilton

Area of search: Salisbury and Wilton													Is site proposed for Stage 4?						
SHLAA 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 Road	c.203	--	-	--	-	-	-	-	-	-	-	+++	--	-	++	+	+	No
S178	Land to the South of Roman Road, Old Sarum	c.187	--	-	--	-	-	-	-	---	-	-	++	--	-	+	+	+	No
S1027	North of Netherhampton Road	c.127	--	-	--	-	-	-	-	-	-	-	++	--	-	+	+	+	Yes
S1028	Land at Netherhampton Road	c.1195	--	--	--	-	-	-	-	-	-	-	+++	++	-	+++	+++	+++	Yes
3187	Land at Harnham Business Park	c.33	--	+	--	-	-	-	-	0	-	-	+	--	-	--	---	---	No
3272	Land at Rowbarrow, Odstock Road	c.122	--	-	--	-	-	-	-	--	-	-	++	--	-	+	+	+	Yes
3421	Land adjacent to A354, Harnham	c.330	--	--	--	-	-	-	-	--	-	-	+++	--	-	+++	++	++	No

Area of search: Salisbury and Wilton													No				
3554a	Land to west of Milford Cate Home	c.17	--	-	--	-	-	-	-	---	-	+	+	+	+	No	
Wilton																	
S1057	Land rear of Bulbridge Road	c.161	--	-	--	-	-	-	-	-	-	+++	--	-	+++	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S61 - Land at Hilltop Way</p>
<p>Site Overview</p> <p>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.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>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).</p> <p>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 <i>inter alia</i> 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).</p> <p>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 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).</p> <p>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</p>

Sustainability Appraisal - Summary of Assessment

Site S61 - Land at Hilltop Way

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).

Notwithstanding the one moderate adverse effect that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site S80 - Land to the north of Old Sarum

Site Overview

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.

Assessment

No major adverse effects have been identified for this site.

Six 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).

There is likely to be a moderate adverse effect on the setting of Old Sarum Airfield Conservation Area. A 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

Sustainability Appraisal - Summary of Assessment

Site S80 - Land to the north of Old Sarum

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).

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).

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).

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).

Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site S159 - Land to the north of Downton Road

Site Overview

Sustainability Appraisal - Summary of Assessment

Site S159 - Land to the north of Downton Road

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

No major adverse effects have been identified for this site.

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).

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).

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

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S159 - Land to the north of Downton Road</p>
<p>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).</p> <p>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).</p> <p>Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.</p>

Table F.7

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S178 -Land to the south of Roman Road</p>
<p>Site Overview</p> <p>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.</p>
<p>Assessment Results</p> <p>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).</p> <p>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</p>

Sustainability Appraisal - Summary of Assessment

Site S178 -Land to the south of Roman Road

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).

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).

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).

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.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

Site Overview

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.

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

Assessment Results

No major adverse effects have been identified for this site.

Three 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 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).

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 (SA Obj. 10).

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

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

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)

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site S1028 - Land at Netherhampton Road

Site Overview

~~This site option is located in Salisbury. With an area of 79.6ha the site has a potential capacity for approximately 135 dwellings; however, mitigation measures might reduce this number.~~

No major adverse effects have been identified for this site.

Three 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).

Six 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

Sustainability Appraisal - Summary of Assessment

Site S1028 - Land at Netherhampton Road

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).

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).

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).

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.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site 3187 - Land at Harnham Business Park

Site Overview

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.

Assessment Results

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).

Five 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 /

Sustainability Appraisal - Summary of Assessment

Site 3187 - Land at Harnham Business Park

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 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).

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 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).

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).

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).

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.

Table F.11

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3272 - Land at Rowbarrow</p>
<p>Site Overview</p> <p>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.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>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 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).</p> <p>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</p>

Sustainability Appraisal - Summary of Assessment

Site 3272 - Land at Rowbarrow

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).

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).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.12

Sustainability Appraisal - Summary of Assessment

Site 3421 - Land adjacent to A354, Harnham

Site Overview

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

No major adverse effects have been identified for this site.

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).

The site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some moderate adverse impacts on the 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

Sustainability Appraisal - Summary of Assessment

Site 3421 - Land adjacent to A354, Harnham

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).

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.

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).

Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Table F.13

Sustainability Appraisal - Summary of Assessment

Site 3554a - Land to west of Milford Care Home

Site Overview

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

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

Sustainability Appraisal - Summary of Assessment

Site 3554a - Land to west of Milford Care Home

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 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).

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).

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).

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).

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.

Assessment of the Wilton site option

Table F.14

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S1057 - Land rear of Bulbridge Road, Wilton</p>
<p>Site Overview</p> <p>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.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>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).</p> <p>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).</p>

Sustainability Appraisal - Summary of Assessment

Site S1057 - Land rear of Bulbridge Road, Wilton

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).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.15

Sustainability Appraisal - Conclusions & Recommendations

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.

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

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

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

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations in Salisbury and Wilton. ⁽²³⁾
- G.2** The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.3** It has not been necessary to consider 'less sustainable' sites having regard to the local indicative housing requirements.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁴⁾
S61	Land at Hilltop Way, Salisbury	0.47	11
S1027	North of Netherhampton Road, Salisbury	5.64	127
S1028	Land at Netherhampton Road, Salisbury	79.63	1,195
S1057	Land rear of Bulbridge Road, Wilton	13.4	161
3272	Land at Rowbarrow, Salisbury	6.6	122
TOTALS			1,616

23 The Principal Settlement of Salisbury extends beyond Salisbury Community Area into adjoining parishes that are within the Southern Wiltshire and Wilton Community Areas. The indicative housing requirement for Salisbury includes Wilton, although Wilton is identified as a Local Service Centre.

24 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.4 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/constraints	Requirements to be addressed
<p>The HRA screening assessment identified that development at Salisbury could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The Lower Avon is a high risk catchment. Advice in terms of addressing such matters is set out in the Council's River Avon SAC Conservation Strategy and via Natural England.</p>	<p>The HRA screening assessment identified that development at the settlement level could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. Any subsequent development proposals would need to be supported by a comprehensive ecological and drainage surveys. The findings from such work would need to inform development proposals and mitigation measures. Guidance should also be sought from Natural England in preparing any subsequent planning application.</p>
<p>Topic Paper 3 identifies a need for a greater intervention by the Plan in order to ensure a continuity of land supply over the remainder of the Plan period.</p> <p>The residual indicative requirement is comparatively modest. It is 173 dwellings. Topic Paper 3 refers to land supply in the HMA being dependant to a significant extent on the development of a few large Wiltshire Core Strategy allocations. This is the case in the South Wiltshire HMA where the surety of supply is highly dependent upon the redevelopment of a large allocation at Churchfields in Salisbury. The development of this site has been delayed and hence the allocation of additional land for housing would maintain supply and provide competition in the local market.</p>	<p>Salisbury is a Principal Settlement and a focus for significant housing development in the overall South Wiltshire Housing Market Area (HMA). The consideration of 'more sustainable' site options could lead to additional supply that exceeds the residual indicative requirement for the remainder of the Plan period. This would be necessary to compensate for a delay to the development of the Churchfields strategic site allocation and to provide contingency that ensures housing land supply that achieves Plan objectives.</p>
<p>Education capacity at primary level is significantly constrained at present. The pressure on existing schools will increase as a result of needing to address the indicative housing shortfall at the City over the Plan period to 2026.</p>	<p>An additional primary school would need to be provided to address a limited capacity and support planned growth.</p>

<p>There is no certainty that additional capacity will be provided by alternative means through the private, voluntary or public sectors. The evidence points to a new school being provided as part of planned allocations. However, by itself, the scale of the residual indicative requirement in terms of new dwellings falls well short of what would support such provision.</p> <p>The need to ensure housing land supply in the HMA (see above) justifies a greater level of intervention and a larger scale of provision. If this took the form of one or more larger sites, then those sites could support the inclusion of a new school.</p>	<p>In addition, capacity in existing secondary schools would need to be assessed and, where appropriate, addressed in order to support further housing development across the City.</p>
<p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026.</p>	<p>Additional capacity would need to be provided to address limited capacity and support planned growth. This may be delivered by development funding contributions toward and/or provision of health facilities.</p>
<p>There are ongoing pressures on the highway network through Salisbury with significant congestion at peak times. The A36 Trunk Road experiences queuing and delay, particularly at peak times, and is therefore sensitive to increases in traffic flows.</p>	<p>Development would likely lead to impacts on the road network through Salisbury, including increased congestion and reductions in air quality. A holistic approach to resolving such impacts through comprehensive mitigation measures would be required in order to support development proposals. Refreshing the Salisbury Transport Strategy would develop measures to accommodate growth and maintain the efficiency of the transport network. This would be developed alongside the assessment and development of site specific measures.</p>
<p>Land surrounding Salisbury features extensive areas of Best and Most Versatile (BMV) agricultural land.</p>	<p>Where possible, development should be located so as to reduce the loss of BMV land. However, in some cases, the benefits of providing a significant number of additional homes on BMV land will outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Development at all sites is an opportunity to improve pedestrian and cycle access to local amenities.</p>	<p>All sites should incorporate pedestrian and cycle permeability and maximise linkages to existing routes from the site. It is recommended that all sites contribute to provision of new cycle infrastructure in line with Wiltshire Council's Salisbury Cycle Network.</p>

SHLAA ref	Site Name
Site S61	Land at Hilltop Way

Figure G.1 Site S61 - Land at Hilltop Way

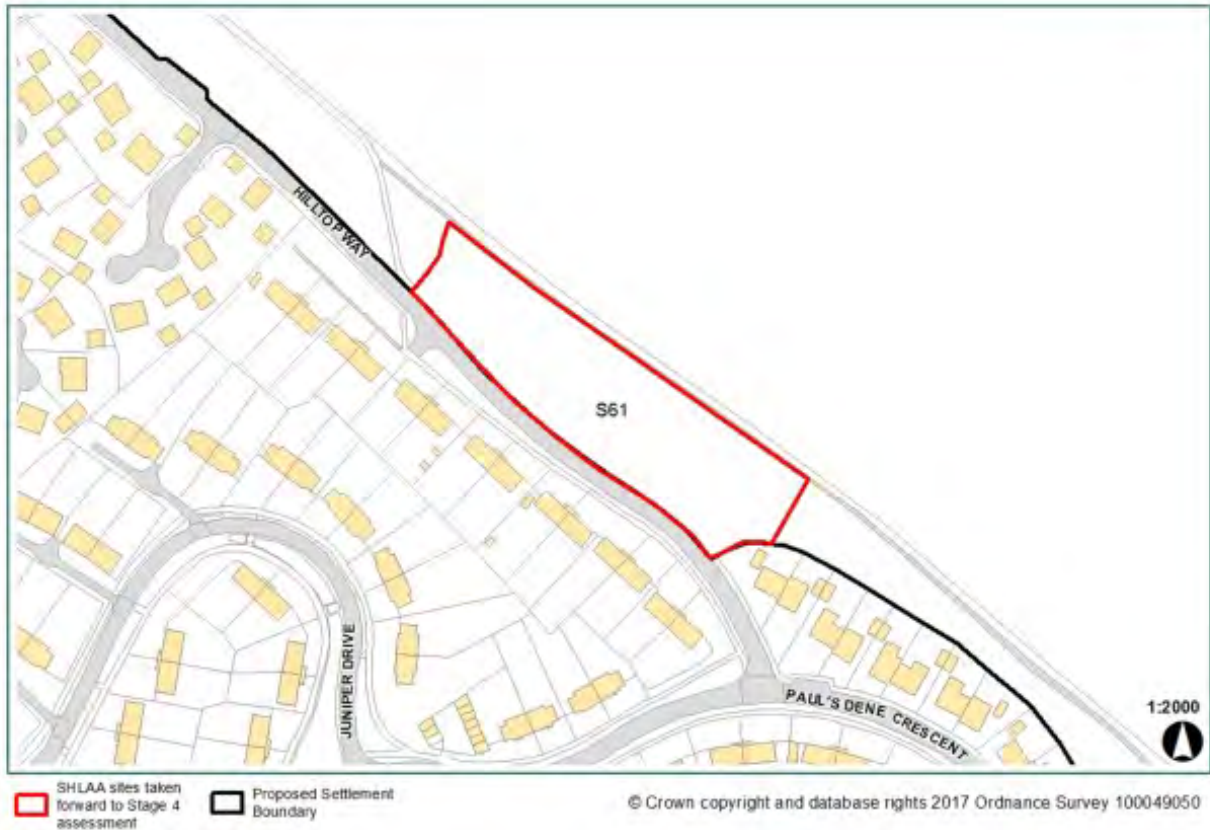


Table G.3 Site S61 - Land at Hilltop Way

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council following advice from Defra/Natural England This may affect the dwelling capacity of the site. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> Due to the proximity of Old Sarum airfield, a noise assessment would be required to accompany any future planning application. Any measures

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
	<p>necessary to limit noise impacts would be incorporated in detailed design following advice from relevant expertise. This is likely to be a matter capable of resolution and unlikely to affect the dwelling capacity of the site.</p> <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There is potential for adverse impacts on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum Castle. Any such impacts will need to be mitigated through building type, size, design and siting. The site has medium to high archaeological potential, therefore an archaeological evaluation will be required. Measures are not likely to affect the scale of development on the site. <p>LANDSCAPE</p> <ul style="list-style-type: none"> PRoW SALS31A runs along the northern boundary of the site from which there are open views of the site. This PRoW should remain open during construction and operation, if possible, and views from the PRoW mitigated through use of a Green Infrastructure buffer. Access to the adjacent Country Park could also be provided from this PRoW.
Accessibility	<p>The site is situated to the north of Salisbury. The city centre is approximately 2km away. The site is not considered to be within a reasonable walking/cycling distance to the city centre, although there is access to local bus routes.</p> <p>Vehicular access would be achieved via St Francis Rd and Hilltop Way. The site is adjacent to Hilltop Way. Development of this small site is not considered likely to lead to congestion or highway safety problems.</p>
Overall suitability	<p>Mitigation measures to reduce the likely minor adverse effects of developing this site are considered to be reasonable and achievable.</p> <p>Considering the effects noted above and taking account of required mitigation measures, the site capacity would be capable of delivering approximately 10 dwellings.</p>
Step 2	
Fit with area strategy	<p>This site would provide a small proportion of the residual indicative requirement of 173 homes remaining to be met by 2026.</p> <p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the Wiltshire Core Strategy. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p>
Step 3	

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is in an accessible and sustainable location capable of being served by existing highways infrastructure. The site is not of a size that will significantly add to pressures on local infrastructure, services and facilities. Access can be provided from this site to the adjacent Country Park, thereby providing potential health benefits to future residents.</p> <p>All of the potential minor adverse effects associated with developing the site are considered to be capable of being addressed by straightforward mitigation measures. Given the relatively minor nature of effects, allied to the limited benefits in terms of the scale of residential development and scope for affordable housing, it is considered that minor sustainability benefits would result from development.</p>

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road

Figure G.2 Site 1027 - North of Netherhampton Road

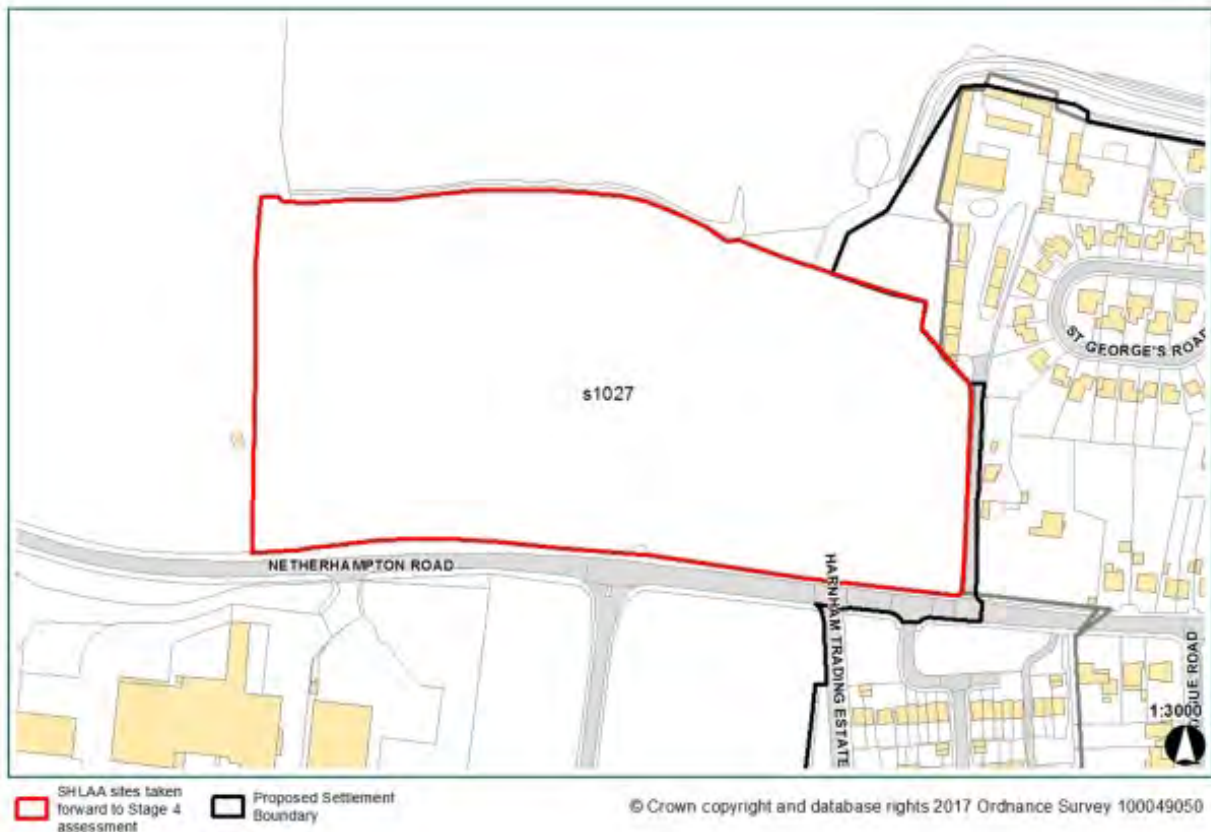


Table G.4 Site S1027 - North of Netherhampton Road

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> There are no designated or non-designated biodiversity features within or adjacent to this site. The line of mature trees that lie along the northern boundary of the site should be retained and protected. Additional hedgerow planting or other habitat creation should be included. <p>LAND USE</p> <ul style="list-style-type: none"> Evidence shows this site partially comprises of Grade 3a and Grade 2 agricultural land. Development may therefore lead to a loss of Best and Most

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	<p>Versatile agricultural land. Development of this site should be located so as to minimise the loss BMV land and directed to the lowest grade land.</p> <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> There are commercial and residential premises in the vicinity and the site is affected by some noise and light pollution. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution may need to be developed as a part of detailed design. <p>SURFACE WATER MANAGEMENT</p> <ul style="list-style-type: none"> The site adjoins water meadows that lie within Flood Zones (FZ) 2 and 3. It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2 and 3. This will reduce the developable area of the site and its capacity. <p>HERITAGE</p> <ul style="list-style-type: none"> 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 and views towards it. Any subsequent site layout would need to be informed by a Heritage Impact Assessment. A detailed design would be capable of preventing development from introducing harmful effects (see Landscape below) <p>LANDSCAPE</p> <ul style="list-style-type: none"> Effects on the wider landscape are likely to be fairly well contained (limited intervisibility) and capable of mitigation by additional planting. Planning for open space along the southern boundary of the site would help maintain the quality of views of the Cathedral spire. <p>EDUCATION</p> <ul style="list-style-type: none"> Although the site is reasonably close to Harnham Infant and Junior Schools, both schools already have a considerable number of mobile classrooms to cope with existing demand and there is inadequate capacity. Development would lead to a requirement for new education facilities in the local area. The site is too small to justify providing land for a new primary school on site. However, additional primary school capacity would need to be provided in the vicinity of the site.
Accessibility	The site is situated to the south of Salisbury. The city centre is approximately 1.2km to the north. Whilst future residents would be able to access local services and walking routes to the city centre, they are still likely to rely on private vehicles to access a full range of services and facilities in and around the city. However, the number of dwellings anticipated on this site could lead to improved public transport access.

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	<p>Direct vehicular access would be achieved via the A3094 Netherhampton Road. Impacts of developing this site on the road network through Salisbury would need to be addressed through a detailed Transport Assessment.</p> <p>Netherhampton Road runs parallel to the A36 Trunk Road (T) through Salisbury, connecting to the A354 Harnham gyratory and to the A36 Wilton Road at Wilton. The A36T experiences queuing and delays, particularly during peak periods, and is therefore sensitive to even modest increases in traffic flows. Transport assessment would be supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable. However, such measures would be likely to reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school capable of serving the site would likely be necessary to enable development to go ahead.</p> <p>Any subsequent planning application would need to be informed and supported by a Transport Assessment and supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to support levels of development proposed in the WCS.</p> <p>Effects on heritage assets and biodiversity are considered to be manageable through appropriate mitigation measures. The site is relatively well contained in terms of visual impacts on the wider landscape. The extent of possible flood risk areas affecting the site would need to be carefully surveyed and avoided but this is a matter for detailed design and layout.</p> <p>Without the barrier of inadequate primary school capacity all other measures considered to be necessary in order to facilitate development are reasonable and achievable.</p> <p>In recognition of the need to manage surface water; and include measures to protect heritage assets and biodiversity interests, the capacity of the site would be capable of delivering approximately 100 dwellings.</p>
Step 2	
Fit with area strategy	<p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the WCS. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p> <p>This site would provide a good proportion, approximately 100, of the residual indicative requirement of 173 homes remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would</p>

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	also need to be developed in conjunction with provision being secured for additional primary school capacity. A lack of infrastructure to support growth would not fit with the area strategy.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Adverse effects in relation to heritage, landscape, biodiversity, flood risk and pollution are relatively minor and capable of being resolved by a design and layout. A lack of local primary school capacity is a significant exception. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects are relatively minor and can be resolved by straightforward mitigation measures. If this is the case, the overall sustainability of the site would be good given the scope for affordable housing that would be delivered on site.</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road

Figure G.3 Site 1028 - Land at Netherhampton Road

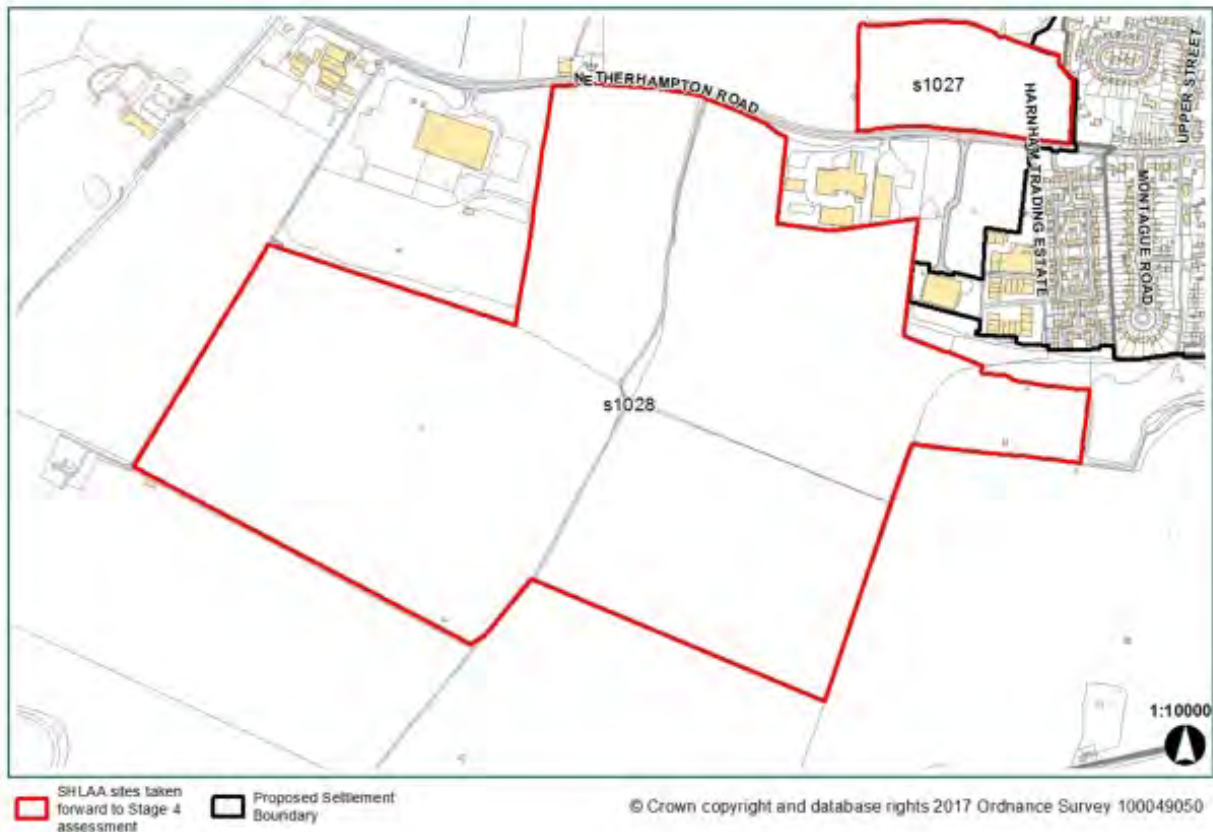


Table G.5 Site S1028 - Land at Netherhampton Road

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) should be protected and enhanced by greater interpretation and positive management. Informal recreational use of the chalk pit can be expected to significantly increase as a result of the development as the site is open and accessible. Recreational use of Harnham Slope can also be expected to increase. Sufficient areas of public open space should be incorporated into any new development in order to protect these sites by providing attractive, alternative areas for recreation. The recorded presence of Badgers would lead to a requirement for assessment work. The assessment will be a consideration for any future application

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>because there is a large main sett located behind the electricity sub-station on the former Harnham Trading Estate.</p> <p>LAND USE</p> <ul style="list-style-type: none"> Evidence shows this site comprises Grade 3a and Grade 2 agricultural land. Development may therefore lead to a loss of Best and Most Versatile agricultural land. Development of this site should be located so as to minimise the loss of the highest grade BMV land. <p>WATER</p> <ul style="list-style-type: none"> The local water utility company has confirmed that there is no local water supply capacity available for a development of this scale and a capacity appraisal would be needed to confirm the scope. Given the size of the site and scale of development works will be necessary to upgrade supply and the capacity of local sewer systems. These aspects are considered capable of being resolved and agreed through the planning application process. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> Along the eastern and western boundaries of the site lie existing commercial and residential development, therefore the site is already affected by some noise and light pollution from existing premises. If necessary, mitigation to limit impacts would be developed as a part of the detailed design. Given the scale of the development, any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated. This will be important in respect of the setting of the Cranborne Chase and West Wiltshire Downs AONB and the management board's aim to achieve Dark Sky status. A lighting report detailing external lighting should be submitted with any full application. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> This site has high archaeological potential. Known archaeology within the site includes - prehistoric barrows, field systems and enclosures. Ring ditches present within the site have the potential to be highly significant. However, this is a large site and the exact extent of archaeological features/finds is not certain at this stage. Further evaluation would be required in order to support any future planning application and preservation in-situ of significant archaeological finds may be required, but would be a matter for detailed design and unlikely to significantly reduce the developable area of the site. <p>LANDSCAPE</p> <ul style="list-style-type: none"> All built development should be located below the 75m contour line – this will allow development to relate to the valley floor and allow measures for an effective visual transition to the open countryside preventing the potential for adverse effects on the setting of the AONB and Old Shaftesbury drove track. Notwithstanding this, careful consideration will be needed in respect of the storey heights of any development. The downland setting, rising as a backdrop

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>to the valley floor, should be retained. The site is large enough to allow opportunities to provide well connected areas of landscaped open space (green infrastructure) and blocks of woodland planting to mitigate a hard urban edge and provide a buffer to surrounding open downland.</p> <ul style="list-style-type: none"> It would be important to maintain visual connections to landmark features - e.g. the Cathedral, Old Sarum and Netherhampton Church, as part of any future development. The provision of accessible places to appreciate key views should also be explored through any subsequent planning application process. A requirement to restrict development to below the 75m contour would help protect views. <p>EDUCATION</p> <ul style="list-style-type: none"> The site is close to Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and there is inadequate capacity. The schools are co-located on one site which would not be large enough to permit any further expansion. In order to allow development of this scale to proceed, a site for and contributions towards a new two form entry primary school (on approximately 1.8ha of land) would be required to meet additional demand. <p>EMPLOYMENT</p> <ul style="list-style-type: none"> The operation of neighbouring employment uses should be safeguarded. The site would have a strategic role (see below) and is extensive. Development should involve a mix of uses including new employment and a local centre. Provision for additional employment land should form a part of master planning for the site.
Accessibility	<p>Direct vehicular access can be achieved via the A3094 Netherhampton Road. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment. Such is the scale of impacts on the local transport network; the masterplanning of this site would be developed in parallel with a refresh of the Salisbury Transport Strategy.</p> <p>The site is located approximately 1.7km to the south of Salisbury City centre. Whilst access to bus services and walking routes would be possible, future residents would most likely rely on private vehicles to access city centre services and facilities. However, the number of dwellings anticipated on this site could lead to improved public transport access. A local centre could also meet some everyday requirements for services and facilities and reduce the need to travel.</p> <p>The bridleway leading east of the site (NHAM10) is likely to be a key route for people walking and cycling from the site connecting to the Old Shaftesbury Drive and into Harnham. Development of the site should include suitable surfacing of this route throughout the site.</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
Overall suitability	<p>A substantial area would need to be set aside for landscaping and other land in the SHLAA site would need to be removed from the allocation in order to ameliorate visual impacts, in particular having regard to views toward and the setting of Salisbury Cathedral.</p> <p>Other land would need to be reserved for a new primary school. The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school ideally on a site of 1.8ha that could accommodate up to 2 forms of entry should be included.</p> <p>Development of this scale would include a local centre necessary to serve a development of this scale.</p> <p>It would be appropriate that the site include an element of employment alongside other uses. Evidence does not suggest a specific quantum of employment land. This would be a matter for discussion with relevant stakeholders as a part of preparing a master plan for the site, but employment uses would be defined as those within classes B1, B2 and B8 of the Use Classes Order.</p> <p>Further comprehensive transport assessment work is required to integrate the travel demand generated by development on the transport network. This will be informed by a Transport Assessment and supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p> <p>Taking account of these requirements the site could accommodate approximately 640 dwellings.</p>
Step 2	
Fit with area strategy	<p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the WCS. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p> <p>This site would exceed the 173 homes remaining to be met by 2026 though it could provide a significant contribution towards maintaining five year supply particularly to the latter end of the plan period. Topic Paper 3 predicts several occurrences where land supply is estimated to be marginal and goes on to say this indicates a need for a greater degree of intervention to meet the objectives of the Plan.⁽²⁵⁾</p> <p>The WCS states that this site could be considered in future if there was a need. Paragraph 5.112 of the WCS confirms that <i>'if further land is required in the future, sites at Netherhampton and additional growth at Longhedge should be considered as part of the council's ongoing monitoring process'</i>. The development of this site is therefore already envisaged as a contingency and is a fit with the area strategy. One justification for this site to come forward is to ensure land supply in the HMA to achieve Plan objectives.</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>By provision for a Primary School, the site would also be important in more strategic terms by providing additional capacity in this part of the City. Existing schools are at capacity and could accommodate needs in better premises. This site could be a direct means to relieve these pressures.</p> <p>Development of this scale at this location would be a main catalyst to refresh the City's Transport Strategy. The current strategy supports the scale of development set out in the WCS. The scale envisaged would remain the same but measures will need to be reviewed in order to accommodate the change in the pattern of growth that this allocation represents.</p> <hr/>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement, significant green infrastructure provision and additional employment on site. There are no overriding environmental constraints that cannot be mitigated through onsite measures. An allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the visual qualities of the surrounding countryside and avoid potentially adverse effects on views of Salisbury Cathedral.</p> <p>Potential adverse effects, in terms of impacts on sewage treatment capacity and impacts on the highway network are considered capable of being averted. A refresh of the Salisbury Transport Strategy can occur alongside a detailed Transport Assessment to address the site's traffic impacts. Measures in the current strategy may be brought forward and new ones identified. Measures necessary to enable development to go ahead appear capable of being delivered, including works off-site. However, it is important to be assured that infrastructure requirements, especially a new school and highway improvements, are not such a burden on a developer that a scheme would be unviable. Therefore a site specific viability assessment is necessary.</p> <p>A proposal for this site brings forward a reserve strategic site that has already been earmarked in the WCS. Overall sustainability benefits are considered to be significant. Even though development is dependent upon resolving important constraints there are more than reasonable prospects for doing so. Adverse effects</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>from the development are clearly outweighed by positive benefits. There is good scope for affordable housing and the development will provide local infrastructure on site helping to address local capacity issues. Therefore, in overall terms, the sustainability benefits of allocating this site for development would be considered to be significant.</p>

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road

Figure G.4 Site 3272 - Land at Rowbarrow, Odstock Road



Table G.6 Site 3272 - Land at Rowbarrow, Odstock Road

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Woodland belts on the boundaries of the site will need to be buffered from development. Woodland belts provide linkages through / around Harnham and the wider countryside and need to be protected and enhanced where possible. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument. Development will need to preserve the contribution of the setting to the importance of the monument and set

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
	<p>aside land where necessary. Detailed design and layout will be guided by Heritage Impact Assessment. Scheduled monument consent will be required. The site has high archaeological potential. Preservation in-situ of significant archaeological finds may be required, but would be a matter for detailed design and unlikely to significantly reduce the developable area of the site.</p> <p>LANDSCAPE</p> <ul style="list-style-type: none"> This is a sloping site with high intervisibility but with moderate to high capacity to accommodate change. Is also in close proximity to the Woodbury Ancient Villages Scheduled Monument. 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 green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot providing a setting for PRow BRIT8 whilst maintaining views towards the spire. <p>EDUCATION</p> <ul style="list-style-type: none"> The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which have inadequate capacity and are also not capable of expansion. The site is not of a scale that it could justify by itself a new primary school on site. Additional primary school capacity would need to be provided in the vicinity of the site.
Accessibility	<p>Vehicle access is acceptable in principle. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment.</p> <p>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 but not within walking distance. There is a frequent bus route within 100m of the site and the Park & Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable. They reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school capable of serving the site is necessary to enable development to go ahead.</p> <p>Effects on heritage assets and visual impacts are a central concern. The site is prominent and includes a scheduled ancient monument. Transport assessment is required to address the impacts of development on the transport network. This</p>

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
	<p>would be supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p> <p>Dwelling capacity is estimated to be approximately 100 dwellings in recognition of measures needed to preserve heritage assets and mitigate landscape impacts.</p>
Step 2	
Fit with area strategy	<p>Allocation of this site would fit within the vision of the area. Salisbury is designated a Principal Settlement in the WCS – a strategically important centre and the primary focus for development in the South HMA. Salisbury plays a key role in helping to maintain a supply of deliverable housing sites in this HMA, by providing a significant level of homes together with supporting infrastructure to improve the self-containment of the settlement.</p> <p>This site would provide a good proportion, approximately 100, of the residual indicative requirement of 173 dwellings remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would also need to be developed in conjunction with provision being secured for additional primary school capacity. A lack of infrastructure to support growth would not fit with the area strategy.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Possible effects on heritage assets and impacts on the visual qualities of the wider countryside are a central concern. Measures to address these issues would reduce dwelling capacity to approximately 100 dwellings. The site is prominent and includes a scheduled ancient monument. Extending existing landscape features and setting aside land from development are amongst mitigation measures considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.</p>

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton

Figure G.5 Site S1057 - Land rear of Bulbridge Road, Wilton



Table G.7 Site S1057 - Land rear of Bulbridge Road, Wilton

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is approximately 325m from the River Avon System SSSI and SAC associated with the River Nadder. An ecological assessment would be required in support of proposals for the site in order to determine potential mitigation measures but also to explore biodiversity gains. Such measures are not envisaged to have a significant impact upon the developable area. <p>SURFACE WATER MANAGEMENT</p> <ul style="list-style-type: none"> There are records of some minor surface water flood risks on the western boundary of the site. A public water supply borehole, immediately south of

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
	<p>the site, would need to be protected. There is also underlying chalk to this site which may be susceptible to seasonal groundwater levels. Monitoring would be required to determine a suitable storm water disposal system which may have an impact on the capacity of the site and location of development. There would be a need for long sewer capacity improvements downstream.</p> <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The relationship of this site to the Grade 1 Wilton Historic Park should be considered, including potential impacts on its wider landscape setting, any consequences from increased traffic movements and aspects such as the potential for light pollution. These are matters that can be addressed as necessary as part of a detailed design and layout and they would not be likely to have a significant effect on the site's developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is open in character, sloping gently upwards towards the south and adjoins the Cranborne Chase and West Wiltshire Downs AONB on its west edge. Careful detailed design and layout, informed by a Landscape and Visual Impact Assessment, would ensure no adverse effects on the landscape quality of the AONB. Establishing an effective visual boundary on western and southern boundaries reduces the dwelling capacity of the site but could provide net biodiversity gains. <p>EDUCATION</p> <ul style="list-style-type: none"> The nearest school has limited capacity and cannot be expanded. The site is not of a scale or in location that might justify a new primary school but additional primary school capacity would need to be provided in the vicinity.
Accessibility	<p>Vehicle access is acceptable in principle off West Street subject to detailed scheme. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment.</p> <p>The site has reasonable access to the services and facilities in Wilton, albeit these are limited and future residents may need to travel further afield for large convenience goods and employment opportunities. However, the site has good access to bus services.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable with a carefully considered design and layout that takes account of the site's location with regard to the adjoining AONB and nearby Historic Park. This will reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and additional capacity capable of serving the site is necessary to enable development to go ahead.</p>

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
	Dwelling capacity is estimated to be approximately 145 dwellings in recognition of measures needed to safeguard heritage assets and mitigate potential visual impact.
Step 2	
Fit with area strategy	<p>Allocation of this site would fit within the vision of the area. Wilton is associated with Salisbury, in terms of housing requirements, as a designated Principal Settlement in the WCS – a strategically important centre and the primary focus for development in the South HMA. Wilton plays a role in helping to maintain a supply of deliverable housing sites in this HMA.</p> <p>This site would provide a large proportion of the residual indicative requirement of 173 homes remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would also need to be developed in conjunction with the provision of an additional primary school. A lack of infrastructure to support growth would not fit with the area strategy.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>A carefully designed layout must take account of the site's location with regard to the adjoining AONB and nearby Historic Park. Mitigation measures would include strong boundary planting around the site and measures to control light pollution. Mitigation is considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.</p>

Conclusion - selection of preferred sites

Table G.8 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>The combined capacity of all the sites under consideration is capable of providing a total number of dwellings in excess of the residual indicative requirement. At face value, not all the site options are required to ensure land supply.</p> <p>There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3.</p> <p>As a Principal Settlement and the main focus for housing development in the HMA, the selection of sites should therefore lead to additional supply that exceeds the residual indicative requirement. However options in Salisbury are affected by one common adverse potential effect that is problematic to resolve, notably the limited supply of primary school spaces serving the City. The WCS requires development to be properly supported by infrastructure. Development without additional capacity would not be acceptable. A new primary school as an element of one of the Plan allocations would increase capacity.</p> <p>A site would have to be of sufficient size to accommodate land required and underwrite the costs of a new school. There is only one site option that appears to be of that scale, land at Netherhampton Road (S1028). Ideally, provision of a new school would also need to be located where it provides the most educational benefit and the best use is made of existing as well as new resources. By itself, the site at Netherhampton Road does not generate pupil numbers sufficient to justify a whole school. Other developments may also make use of the additional capacity and contribute toward its provision.</p> <p>Significantly different sites implies a different pattern of growth from that envisaged by the WCS. They will affect the pattern of travel around the City and influence the refresh of the Salisbury Transport Strategy that supports the City's growth.</p>
Selection of preferred sites	<p>The site at Hilltop Way (S61) is modest in size and potential adverse effects are capable of mitigation. The benefits of the Hill Top Way site are limited because of its small size.</p> <p>Of a very different scale, the site at Netherhampton Road (1028) is considered to have the capacity to provide for a new primary school and this supports its inclusion as an allocation. The WCS recognises a role for land at Netherhampton Road as a strategic contingency to maintain land supply should one or more strategic site be delayed. This circumstance has arisen. The complexity of delivering the Churchfields strategic site has resulted in significant delay. Land at Netherhampton Road is therefore a substitute for land that had been anticipated to be already under construction. The Netherhampton Road site can provide significant sustainability benefits.</p>

Other sites are described as only having marginal benefits without additional primary school provision being provided in the vicinity. Further sites at Salisbury could, however, help to support investment in primary education in the south of the City. They would also help to improve the choice of new homes and help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites. With primary school capacity available, the benefits of these sites are good.

Land North of Netherhampton Road (S1027) is well positioned to help support a new primary school in conjunction with development allocated at Netherhampton Road. Development can be successfully accommodated with acceptable visual and heritage impacts. The site can accommodate approximately 100 dwellings and is a suitable Plan allocation.

Land at Rowbarrow (3272), recognising the need to address heritage and visual impacts, could accommodate approximately 100 dwellings. Potential adverse effects on heritage assets can be mitigated as can wider impacts on the landscape. It is not so well related in terms of support for a new school at Netherhampton Road. It is better related to the existing Harnham Schools where capacity would be created as a result of a new school at Netherhampton Road. Development at Rowbarrow could therefore support improvements to the existing schools. The site is therefore a suitable plan allocation.

Land to the rear of Bulbridge Road in Wilton (S1057) also requires additional primary school capacity in order to enable its development. The village school, however, is at capacity and cannot be expanded. The site is too remote from the new school planned at Netherhampton Road and development of the site is unacceptable without infrastructure necessary to support it. This site is therefore not selected as a Plan allocation.

The total allocation of land, from four sites, exceeds indicative requirements for the City. An indicative requirement, however, is not a ceiling figure. The 'surplus' amount possible over the indicative requirement for the plan period is modest even at face value. Given the delay to the development of the Churchfields strategic site, likely growth by 2026 would be in line with the rate planned in the WCS.

Preferred sites	The following sites are considered to be available, achievable and deliverable at Salisbury.	
	Table G.9	
	Site name	Approximate dwelling capacity
	Hilltop Way	10
	Netherhampton Road	640
	Land North of Netherhampton Road	100
	Land at Rowbarrow	100
	TOTAL:	850

Salisbury Community Area Topic Paper
(including the site selection process for Wilton)
- Cabinet version