



Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper – Amesbury

May 2018

Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as **large print** and audio. Please contact the council on **0300 456 0100**, by textphone on 01225 712500 or by email on customerservices@wiltshire.gov.uk.

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشرير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

ولتشار کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 0300 456 0100 پر رابطہ کریں، ٹیکسٹ فون سے (01225) 712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

■	Main sections	
1	Introduction	3
2	Amesbury Community area	6
3	Settlement boundary review	10
4	Overview of the site selection process	11
5	Outcome of the site selection process for Amesbury, Bulford and Durrington	13
6	Outcome of the Amesbury Community Area Remainder site selection process	19
7	Conclusions	24
■	Appendices	
A	Proposals for revised settlement boundaries	25
B	SHLAA sites considered during the site selection process	42
C	Exclusionary criteria considered at Stage 2a of the site selection process	51
D	Assessment criteria and output from Stage 2a of the site selection process	60
E	Assessment criteria and output from Stage 2b of the site selection process	79
F	Assessment criteria and output from Stage 3 of the site selection process	91
G	Assessment criteria and output from Stage 4a of the site selection process	117

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 that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Amesbury Community Area.

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 be reviewed as a part of preparing this 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 the Amesbury Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 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

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

Table 1.1 Layout of the Amesbury Community Area Topic Paper

#	Section		Appendices
2	Community area	Planning policy context for Amesbury 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.	
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 Amesbury including Bulford and Durrington	Summary of the site selection process for the Market Town of Amesbury (including Bulford and Durrington) (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the town 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.	Appendix B contains maps of settlements 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.
6	Outcome of the Amesbury Community Area Remainder site selection process	Summary of the Amesbury Community Area Remainder site selection process (Stages 1 to 3). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	<p>Appendix C contains maps of settlements 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>
7	Conclusions	Concludes with the identification of sites to comprise proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Amesbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Amesbury Community Area. Core Policies 1 (Settlement Strategy) and 4 (Amesbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Amesbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 4 requires approximately 2,785 new homes to be provided in the Community Area. About 2,440 should occur at the Market Town of Amesbury (including Bulford and Durrington)⁽²⁾, including land identified at the Kings Gate, Amesbury strategic site over the Plan period 2006 to 2026. Approximately 345 homes will be provided in the rest of the Community Area. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Amesbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Amesbury Community Area.

Table 2.1 Settlement Strategy in the Amesbury Community Area

Market Town	Amesbury (including Bulford and Durrington)
Large Villages	Great Wishford, Porton, Shrewton, Tilshead and The Winterbournes
Small Villages	Allington, Berwick St James, Cholderton, Figheldean / Ablington, Gomeldon / East Gomeldon / West Gomeldon, Great Durnford, Hanging Langford, Lower Woodford, Middle Woodford, Brigmerston, Newton Toney, Orcheston, Stapleford, Steeple Langford, Winterbourne Stoke and Wylve

Issues and considerations

2.4 Core Policy 4 and the supporting text (paragraph 5.19) of the WCS identify specific issues to be addressed in planning for the Amesbury Community Area, including:

- the need to make Durrington and Bulford more self-contained. They will have more local services and facilities to meet their own needs, meaning that functionally these settlements are less reliant on Amesbury

² Along with Bulford and Durrington, Amesbury forms part of a group of settlements which have close links to one another, both geographically and functionally, together providing a service centre for the Amesbury Community Area. For the purposes of the Wiltshire Core Strategy these settlements are considered together as the 'Market Town of Amesbury (including Bulford and Durrington)'

- there is a challenge to improve public transport, pedestrian and cycle linkages to ensure that the residential growth areas have easy, convenient and safe access to town centre facilities and to improve the number of the surrounding villages which are well served by public transport choice to the main service centre at Amesbury
- The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its Outstanding Universal Value ('OUV') in accordance with Core Policy 59
- development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SAC') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of these Natura 2000 sites, in accordance with Core Policy 69
- development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy⁽³⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Special Protection Area
- development within the Community Area will need to conserve the designated landscape of Cranborne Chase & West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

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

- extension of primary schools to provide additional places
- expansion of secondary school and Avon Valley College to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity
- provision of Bulford to Amesbury pedestrian and cycle route
- improvements to (including relocation/ replacement) of Amesbury Fire Station

2.6 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.

Housing requirements

2.7 ***At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council***

3 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

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

estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).

2.8 The **estimated** housing requirements for Amesbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area 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. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

Table 2.2 Estimated housing requirements for Amesbury Community Area.⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Amesbury, Bulford and Durrington	2,440	1,311	1,056	73
Amesbury CA Remainder	345	179	58	108
Amesbury CA	2,785	1,490	1,114	181

2.9 **Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter "2017 HLSS"). This provides a confirmed 2017 housing land supply position (base dated April 2017), and this represents the current housing land supply position.**

2.10 **The commitments used to calculate the housing land supply position set out in the 2017 HLSS include the housing delivery expected from the housing site allocations proposed within the pre-submission Plan. However, to demonstrate the current housing land supply position in the Community Area prior to applying any proposed allocations, the expected delivery from the proposed allocations has been removed from the developable commitments and indicative residual requirement figures.**

2.11 The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Amesbury Community Area are set out in Table 2.3 below.

Table 2.3 Housing requirements for Amesbury Community Area.⁽⁶⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Amesbury, Bulford and Durrington	2,440	1,446	813	121
Amesbury CA Remainder	345	176	73	96
Amesbury CA	2,785	1,622	886	277

Neighbourhood planning

2.12 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.

2.13 Amesbury Community Area has three neighbourhood plans in preparation. *Table 2.32.4* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes 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⁽⁷⁾.

Table 2.4 Status of neighbourhood plans in the Amesbury Community Area at May 2018

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Idmiston (Porton)	Plan made (Apr 2017) ⁽⁸⁾	The NP supports the delivery of 32 dwellings over the plan period.	Yes
Shrewton	Area Designation (Mar 2015)	Unknown at this stage	Unknown at this stage
The Winterbournes	Area Designation (Dec 2015)	Unknown at this stage	Unknown at this stage

6 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply – Addendum.

7 Wiltshire Council. (2018). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed **May 2018**

8 <https://www.idmistonpc.org/parish-council/parish-planning/neighbourhood-plan/>

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Amesbury Community Area:

- Amesbury
- Bulford
- Durrington
- Great Wishford
- Shrewton
- The Winterbournes, and
- Tilshead

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries 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⁾

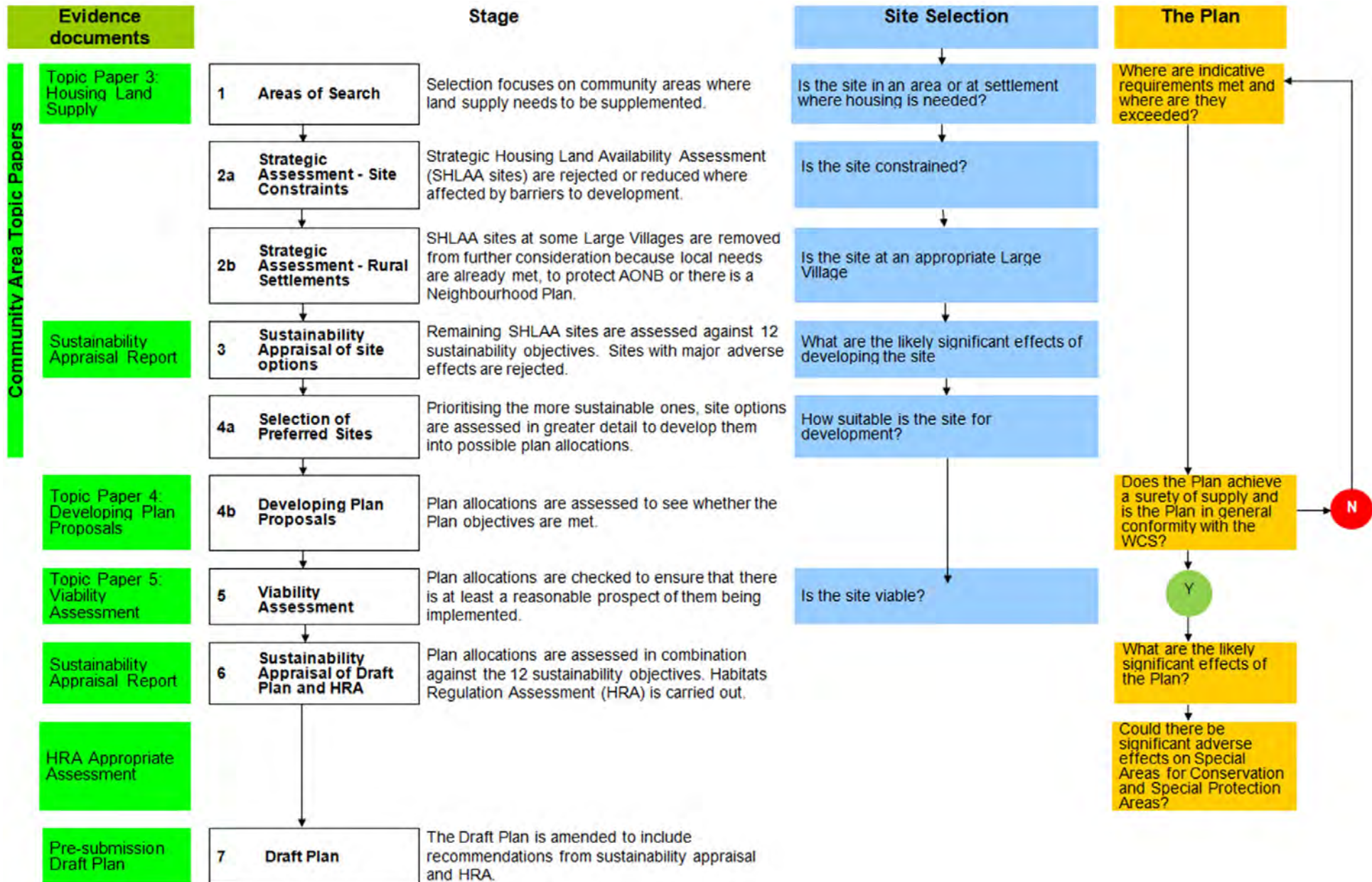
3.3 The Idmiston Neighbourhood Plan has reviewed the settlement boundary for Porton. Therefore, the settlement boundary review excludes this settlement from further consideration.

9 Wiltshire Council (~~June 2017~~ **May 2018**). *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⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

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



5. Outcome of the site selection process for Amesbury, Bulford and Durrington

Overview

- 5.1** This section summarises the outcome of the site selection process for Amesbury (including Bulford and Durrington). 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 Amesbury (including Bulford and Durrington), 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 the Market Town of Amesbury (including Bulford and Durrington) and Community Area Remainder. 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 there is an indicative residual requirement of 73 dwellings at Amesbury (including Bulford and Durrington) to be delivered during the Plan period.
- 5.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Market Town of Amesbury (including Bulford and Durrington) 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 in Amesbury, Bulford and Durrington. Strategic Housing Land Availability Assessment (SHLAA)⁽¹²⁾ sites in these settlements are assessed against a range of exclusionary criteria. They are removed or reduced 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 Amesbury, Bulford and Durrington, 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 Amesbury, Bulford and Durrington.

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

12 *Where reference is made in this topic paper to SHLAA sites, this includes Strategic Economic and Housing Land Availability Assessment (SHLAA) sites and any new sites promoted to the Council through consultation on the Plan.*

Table 5.1 SHLAA sites considered at Amesbury, Bulford and Durrington.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Amesbury	S62, S1011, S1012, S1013, 3025, 3186, 3261, OM016	3379
Bulford	S1057, 3049, 3050, 3051, 3074, 3075, 3077, 3078, 3080, 3081, 3497	None
Durrington	S11, S30, S132, S170, S212, S1069, 3058, 3410	S98, 3154, 3179

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⁽¹³⁾.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Amesbury, Bulford and Durrington. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁴⁾.

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 Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Outcome after Stage 3
Amesbury		
Site 3379	Land to the north of London Road, Amesbury	Less sustainable
Durrington		
Site S98	Land to the rear of Durrington Manor, Durrington	Less sustainable
Site 3154	Piece Meadow, Durrington	More sustainable
Site 3179	Land to the south of Larkhill Road, Durrington	More sustainable

13 *Atkins and* Wiltshire Council (June 2017 **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*.

14 *Atkins and* Wiltshire Council (June 2017 **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*.

Sites rejected at Stage 3

5.13 There were no sites rejected after Stage 3.

Sites taken forward

5.14 Table 5.3 below shows the sites taken forward to the next stage of the site selection process.

Table 5.3 Sites taken forward after Stage 3 at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name
Amesbury	
Site 3379	Land to the north of London Road
Durrington	
Site S98	Land to the rear of Durrington Manor
Site 3154	Piece Meadow
Site 3179	Land to the south of Larkhill Road

5.15 Appendix B highlights the SHLAA sites that were taken forward 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 area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁵⁾.

5.17 At this location it has been necessary to consider two 'less sustainable' sites. The reason for this is twofold. Firstly, stage 3 identified a number of impacts in relation to the 'more sustainable' sites, mitigation of which would potentially require a reduction to the net developable area and undermine the ability to meet the remaining requirement. The second was to ensure that the only potential site in Amesbury was considered in more detail due to its role as a Market Town within this Community Area.

5.18 Appendix G sets out the assessment criteria and output from Stage 4a of the site selection process for Amesbury (including Bulford and Durrington). 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.

5.19 Table 5.4 below shows the site options considered at Stage 4a.

Table 5.4 Site options considered at Stage 4a at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	SHLAA capacity
Amesbury		
Site 3379	Land to the north of London Road	101

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

SHLAA ref	Site name	SHLAA capacity
Durrington		
Site S98	Land to the rear of Durrington Manor	103
Site 3154	Piece Meadow	14
Site 3179	Land to the south of Larkhill Road	143
TOTALS		361

Sites removed after Stage 4a

5.20 Table 5.5 below shows site options removed after Stage 4a together with the main reasons.

Table 5.5 Site options removed after Stage 4a at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Site 3379	Land to the north of London Road, Amesbury	<ul style="list-style-type: none"> The site has a number of key constraints that ultimately make it undeliverable. The impact of noise from the A303 is not considered possible to mitigate. <i>New evidence was submitted through the Summer 2017 consultation. The noise assessment confirmed the difficulty in mitigating noise impacts from the A303 and the conclusion that development of this site is not among the most sustainable options.</i> <i>The site was originally removed due to its likely inclusion in plans to widen the A303. An update in plans has confirmed that this is not the case.</i> The site is likely to be included in plans to widen the A303 and therefore should not be allocated for housing development.

Preferred sites

5.21 The three sites in Durrington (once amendments are made site boundaries and mitigation has been taken into consideration) are concluded to be available, achievable and deliverable sites and should be allocated for development. These sites are considered to each have moderate sustainability benefits and together could contribute approximately 45 houses which is 70% of the residual housing requirement for this area. Whilst not capable of delivering all the indicative housing requirement, these sites are considered to be the best and most appropriate options to allocate in the area of search.

5.22 The outcome of Stage 4a concluded that ***part of*** site S98 (Land to the rear of Durrington Manor) and site 3154 (Piece Meadow) should be combined with land located between the sites, so that the three parcels of land can share an access point and in order to provide an opportunity for holistic development of the three parcels of land. The additional parcel of land already has outline planning permission for 15 dwellings⁽¹⁶⁾, and together with ***part of*** site S98 and site 3154 could provide approx 45 homes.

5.23 Table 5.6 below shows the sites identified for allocation and the revised capacity following the combining of sites, the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.6 Preferred sites identified for allocation at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Capacity after mitigation
Durrington		
Part of Site S98/3154 and additional land	Clover Lane (Land to the rear of Durrington Manor/Piece Meadow + additional land)	45 ⁽¹⁷⁾
Part of Site 3179	Land to the south of Larkhill Road	15
TOTAL:		60

5.24 The development of approximately 60 dwellings would contribute towards the availability of affordable and open market housing in the Amesbury area.

Site 3179 - Land to the south of Larkhill Road

Figure 5.1 Site 3179 - Land off Larkhill Road, Durrington



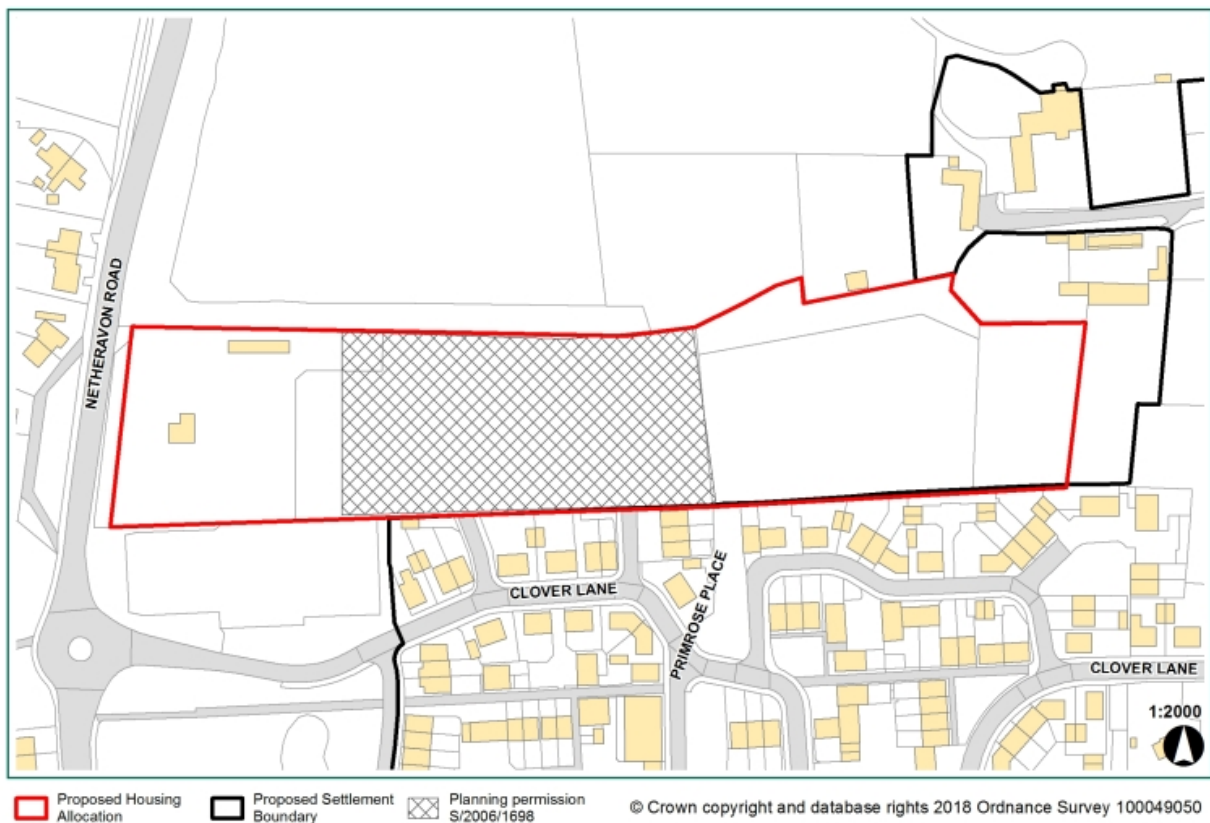
17 Including land the subject of outline planning permission S/2006/1698 for 15 dwellings

5.25 Approximately 0.8 hectares of land to the south of Larkhill Road, Durrington is allocated for development. The developable area would be situated in the northern section of the SHLAA site and would have a capacity of approximately 15 dwellings. This would marginally extend the built form of Durrington but stays within the pattern of the existing built form. It fits with the area strategy.

5.26 As reduced in size for landscape and heritage considerations, the site has minor adverse impacts capable of mitigation but benefits are limited though it can provide some scope for affordable housing. Therefore, its net sustainability benefit is considered to be moderate.

Site S98/ 3154 - Land north of Clover Lane⁽¹⁸⁾

Picture 5.1



5.27 Approximately 1.9 hectares of land to the north of Clover Lane is allocated for the development of approximately 45 dwellings. Development would extend the built form when **part of** SHLAA sites S98 and 3154 are developed holistically and would link into recently built development, open space, pedestrian and vehicular routes within the village.

5.28 This site does have some adverse impacts. However these are likely to be relatively straightforward to mitigate and the net sustainability benefit is considered to be moderate because there is some scope to provide affordable housing; and holistic development would deliver a shared access arrangement off Clover Lane.

5.29 **Appendix B** highlights preferred sites identified for allocation.

¹⁸ *Boundary corrected March 2018*

6. Outcome of the Amesbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Amesbury Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Amesbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** 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 the Amesbury Community Area Remainder. 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.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 108 dwellings for the Amesbury Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Amesbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Amesbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced 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.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages detached from a settlements (i.e. Principal Settlements, Local Service Centres, Market Towns and Large Villages) built-up area are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽²⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

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

20 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Amesbury CA Remainder	S1, S26, S37, S40, S42, S45, S73, S86, S118, S122, S125, S130, S161, S166, S172, S173, S184, S198, S206, S210, S222, S260, S271, s1008, s1009, s1010, s1015, s1017, s1040, s1045, s1054, 3048, 3055, 3056, 3057, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3071, 3072, 3073, 3076, 3079, 3143, 3181, 3182, 3183, 3452

6.9 **Appendix B** contains maps of the Large Villages within the Amesbury Community Area, 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.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Amesbury Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a at Amesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Great Wishford	S96	None
Porton	S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	S70, S127, S1041, S1042, S1048
Shrewton	S5, S51, S77, S113, S134, S209, S1066, 3384, 3385, OM010	S146, S150, S151, S152, S154, S1067
Tilshead	S78, 3383	None
The Winterbournes	S1006, S1055, 3222, 3529, 3553	S90, S91, S92, 3528

6.11 Therefore, the outcome of the Stage 2a assessment for the Amesbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Porton
- Shrewton, and
- The Winterbournes

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the area of search. As such, Stage 2b performs a comparative analysis of Large Villages within the Amesbury Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 Appendix E contains the assessment criteria and output from Stage 2b of the site selection process. Table 6.3 below summarises the Stage 2b assessment for the Large Villages within the Amesbury Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment for Amesbury Community Area Remainder

Settlement	Justification for not taking forward to the next stage
Great Wishford	<ul style="list-style-type: none"> No available sites
Porton	<ul style="list-style-type: none"> Made neighbourhood plan allocating approximately 32 dwellings
Tilshead	<ul style="list-style-type: none"> No available sites

6.14 Therefore, the Large Villages of Shrewton and the Winterbournes have been taken forward after Stage 2b.

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

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After this high level assessment, remaining potential sites have been assessed using 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.⁽²¹⁾

6.17 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Amesbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽²²⁾.

6.18 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' or 'rejected', as shown in Table 6.4.

Table 6.4 SHLAA sites considered at Stage 3 at Amesbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Shrewton		
S146	Land to the west of Tanner's Lane and south of the Hollow	Rejected
S150	Land north of the A360	Rejected

21 *Atkins and* Wiltshire Council (June 2017 **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*

22 *Atkins and* Wiltshire Council (June 2017 **May 2018**). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*

SHLAA ref	Site name	Outcome after Stage 3
S151	Land South of Nettley Farm	Rejected
S152	Land at Rollestone Manor Farm	Rejected
S154	Land to the south of London Road	Rejected
S1067	Land off Maddington Street	Rejected
The Winterbournes		
S90	Land between Winterbourne Earls Village School and the Railway Line	Rejected
S91	Land by Summerlug Estate and Railway	Rejected
S92	Land by Railway Line and Vicarage	Rejected
S3528	Land adjacent and including Winterbourne Motors	Rejected

Sites rejected after Stage 3

6.19 Table 6.5 below shows the sites rejected at Stage 3 together with the main reasons.

Table 6.5 SHLAA Sites in the Amesbury Community Area Remainder rejected after Stage 3

SHLAA ref	Site name	Reasons for rejecting at Stage 3
Shrewton		
S146	Land to the west of Tanner's Lane and south of the Hollow	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S150	Land north of the A360	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should not be considered further in the site selection process.
S151	Land South of Nettley Farm	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S152	Land at Rollestone Manor Farm	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

SHLAA ref	Site name	Reasons for rejecting at Stage 3
S154	Land to the south of London Road	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S1067	Land off Maddington Street	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process
The Winterbournes		
S90	Land between Winterbourne Earls Village School and the Railway Line	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.
S91	Land by Summerlug Estate and Railway	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.
S92	Land by Railway Line and Vicarage	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.
S3528	Land adjacent and including Winterbourne Motors	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Sites taken forward

6.20 No sites were taken forward to the next stage of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation at the Amesbury Community Area Remainder and the site selection process ends after Stage 3.

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

7. Conclusions

Amesbury, Bulford and Durrington

- 7.1 There is an indicative residual housing requirement of 73 dwellings at the Market Town of Amesbury (including Bulford and Durrington). *Table 7.1* below shows the two preferred sites that have been identified for allocation, which provides for a significant contribution towards this requirement.

Table 7.1 Preferred sites identified for allocation at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Capacity
S98/ 3154	Land to the north of Clover Lane, Durrington	45
3179	Land to the south of Larkhill Road, Durrington	15
TOTAL:		60

Amesbury Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 108 dwellings for Amesbury Community Area. The made Idmiston Neighbourhood Plan is proposing to allocate 32 dwellings in Porton. Consequently, the overall residual housing requirement for the Amesbury Community Area Remainder can be adjusted to 76 dwellings as they are not taken into consideration in Table 2.2. However, there are no available SHLAA sites, none having progressed beyond Stage 3 (SA) of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation within the Amesbury Community Area Remainder and the site selection process ends after Stage 3.

Settlement Boundary Review

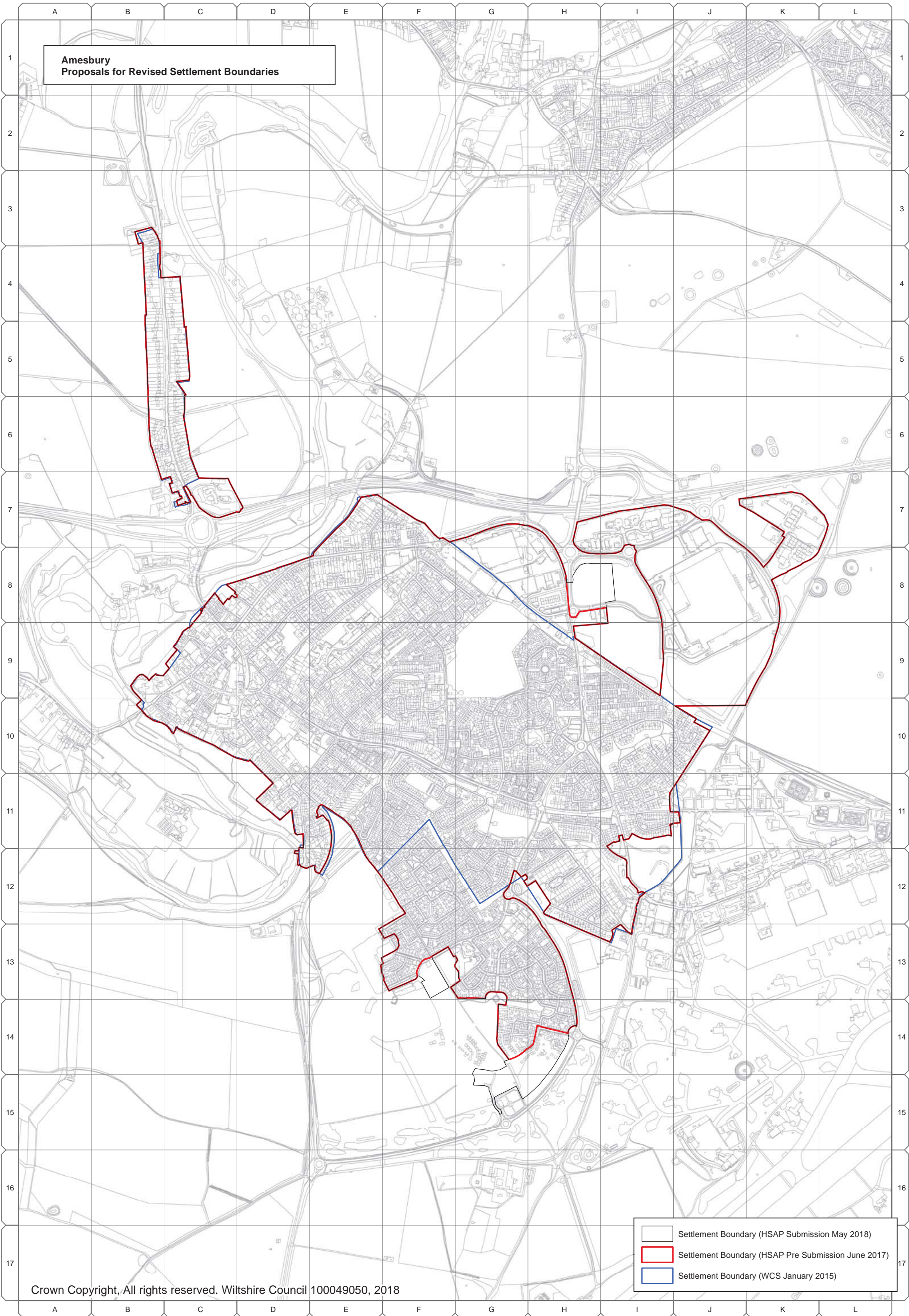
- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Amesbury Community Area:

- Amesbury
- Bulford
- Durrington
- Great Wishford
- Shrewton
- The Winterbournes, and
- Tilshead

- 7.4 The Idmiston Neighbourhood Plan has reviewed the settlement boundary for Porton. Therefore, the settlement boundary review excludes this settlement from further consideration. Therefore, the settlement boundary review excludes this settlement from further consideration.

Appendix A: Proposals for revised settlement boundaries

**Amesbury
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Amesbury

A.1 The preceding map of Amesbury illustrates both the existing settlement boundary (WCS January 2015), and the proposed revised pre-submission settlement boundary ("HSAP Pre Submission May 2017"), and proposed changes following consultation ("HSAP Submission May 2018"). 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⁽²³⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Amesbury Settlement Boundary

Map Grid Reference	Proposed Amendments
B3, B4	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
C7, D7	Amend boundary to include built employment development that is physically related to the settlement.
E8	Amend boundary to follow but not include clearly defined physical features - the road.
C8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
C8, C9	Amend boundary to follow clearly defined physical features, i.e. the property boundary.
B10	Amend boundary to follow but not include clearly defined physical features - the road.
E11, E12, D12	Amend boundary to follow but not include clearly defined physical features - the road and curtilages of properties.
E12, F12, G12, H12, F13, G13, H13, G14, H14	Amend boundary to include built and commenced residential development that is physically related to the settlement and to exclude area of open space.
I13	Amend boundary to follow clearly defined physical feature.
I11, I12, J11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that has the capacity to substantially extend the built form of the settlement.
F7, G7, H7, I7, J7, K7, L7, G8, H8, I8, K8, L8, H9, K10, J8, J9, I8, I9	Amend boundary to include built employment development that is physically related to the settlement

A.1.1 Table A.1.1 below explains the proposed changes to the settlement boundary following consideration of representations received during the Council's Summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.

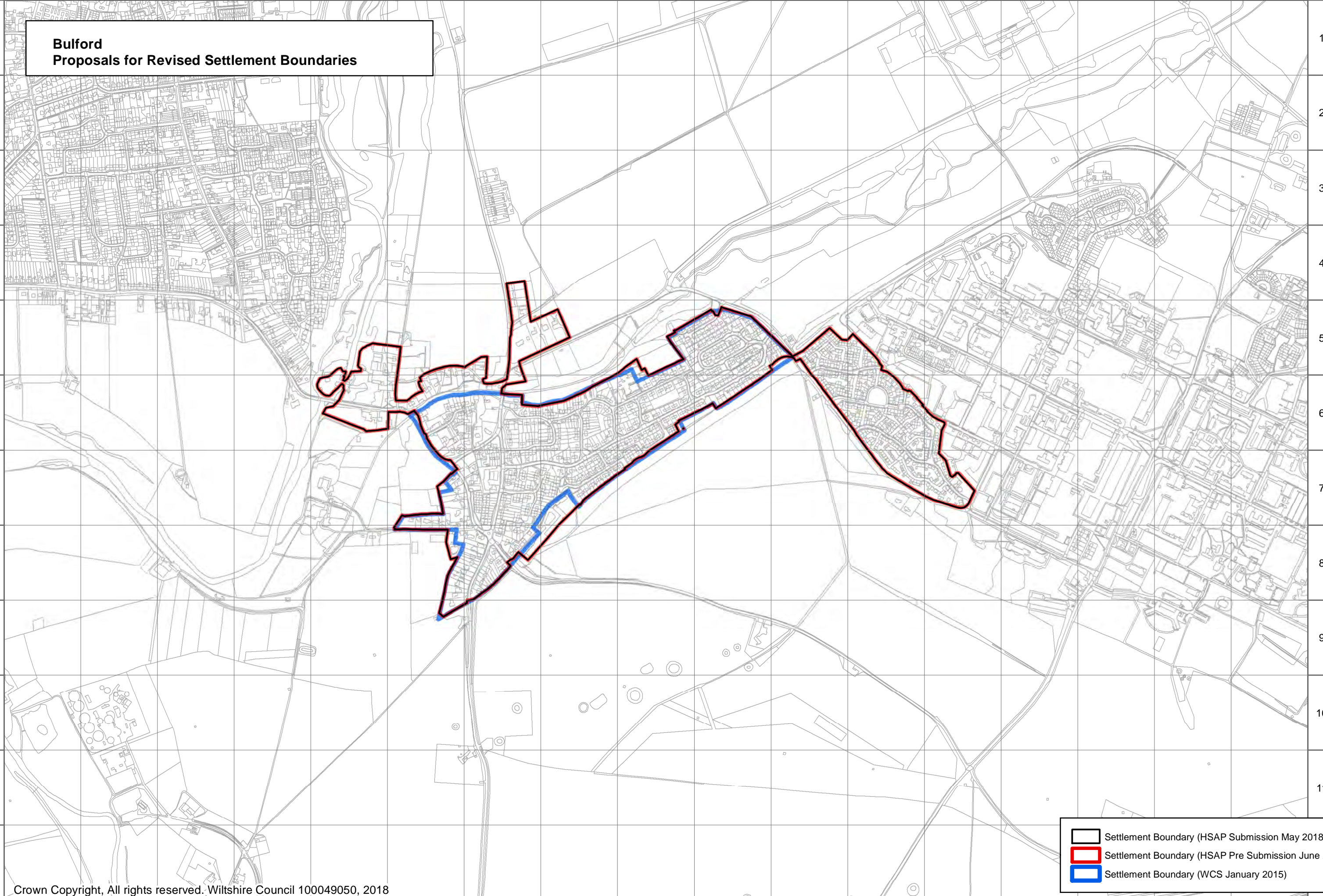
Table A.1.1 *Proposed changes to the pre-submission Amesbury Settlement Boundary*




<u>Map Grid Reference</u>	<u>Proposed Changes</u>
<u>F13</u>	<u>Amend pre-submission settlement boundary to include new dwellings on land to the south of Archers Way. This is built residential development that is physically related to the settlement.</u>
<u>G14, G15, H14, H15</u>	<u>Amend pre-submission settlement boundary to include new dwellings on land to the south of Archers Gate. This is built residential development that is physically related to the settlement.</u>
<u>H8, I8</u>	<u>Amend pre-submission settlement boundary to include new employment development on land north of Sunrise Way. This is built employment development that is physically related to the settlement.</u>

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Bulford
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

A B C D E F G H I J K L M N O P Q

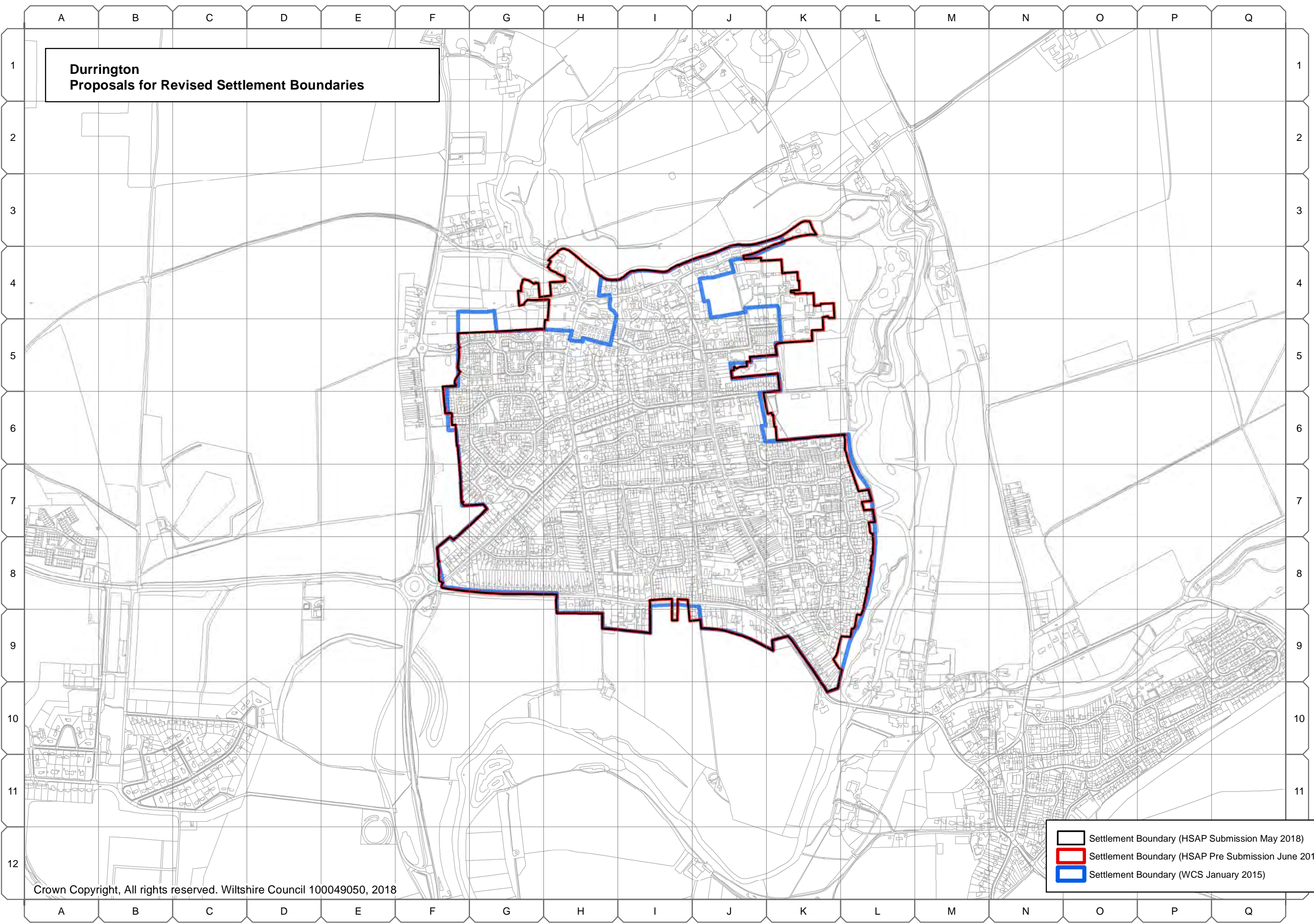
Bulford

A.2 The preceding map of Bulford illustrates both the existing settlement boundary (*WCS January 2015*), and the proposed revised *pre-submission* settlement boundary ("*HSAP Pre Submission May 2017*"), and proposed changes following consultation ("*HSAP Submission May 2018*"). Table A.2 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Bulford Settlement Boundary

Map Grid Reference	Proposed Amendments
G4, G5, G6, H5, E5, E6, F5, F6	Amend boundary to include built residential development that is physically related to the settlement.
F6, F7	Amend boundary to follow but not include clearly defined physical features - the road.
F7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
F8	Amend boundary to include built residential development that is physically related to the settlement.
K5, K6, L5, L6, L7, M6, M7	Amend boundary to include the existing MOD Canadian Estate. Development physically related to the built form of the settlement.
I6, I5	Amend boundary to include built development physically related to the settlement.
H7, H8, G8	Amend boundary to include built development physically related to the settlement.

**Durrington
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

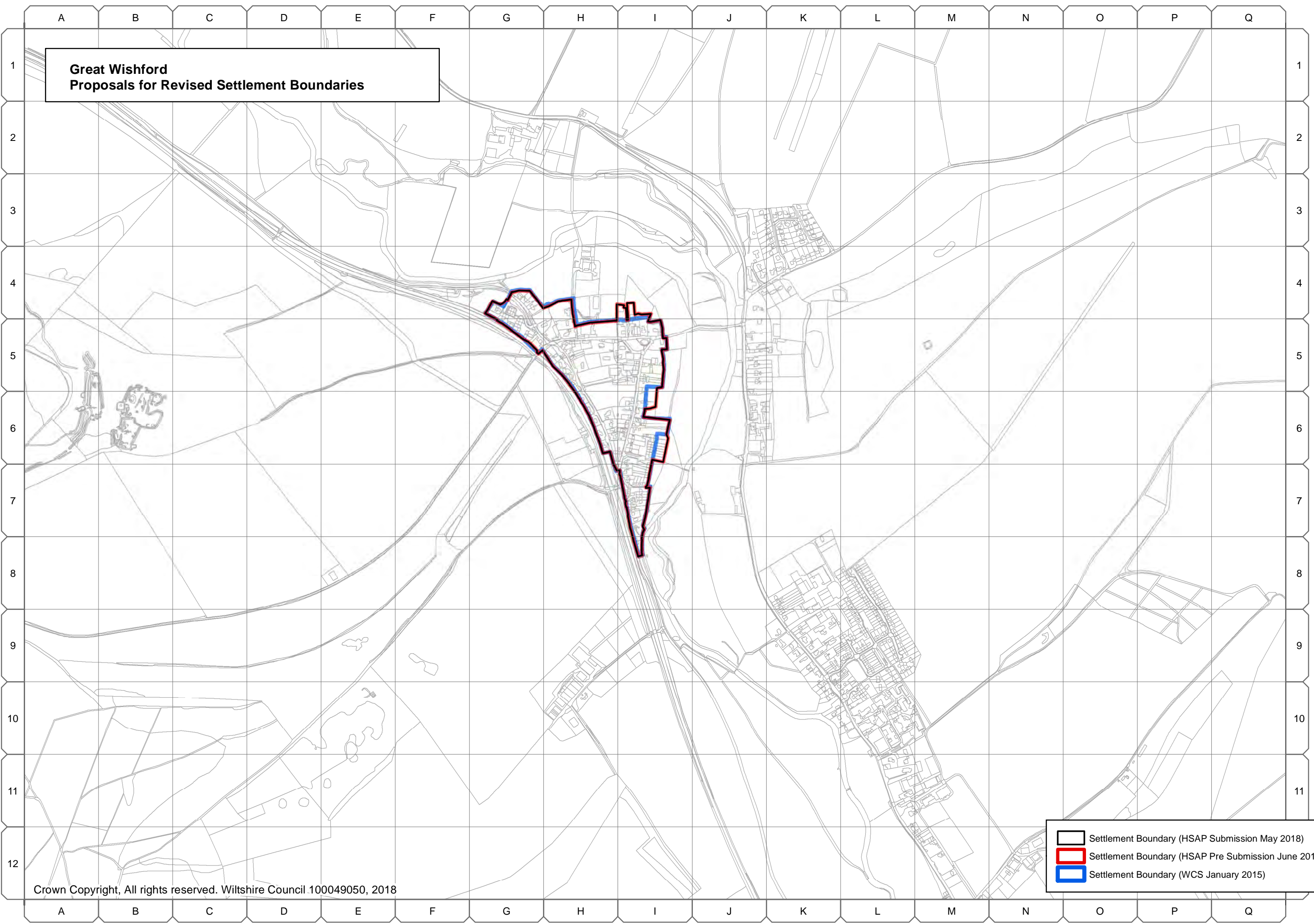
Durrington

A.3 The preceding map of Durrington illustrates both the existing settlement boundary (WCS January 2015), and the proposed revised pre-submission settlement boundary ("HSAP Pre Submission May 2017"), and proposed changes following consultation ("HSAP Submission May 2018"). Table A.3 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Durrington Settlement Boundary

Map Grid Reference	Proposed Amendments
F8	Amendment to follow clearly defined physical feature.
F6	Amendment to include built residential development physically related to the settlement.
F5, G5	Amendment to exclude area of land more closely related to the countryside.
H4, G4	Amendment to boundary to include area of built residential development physically related to the settlement.
K3	Amendment to boundary to include area of built residential development physically related to the settlement.
K4, K5	Amend boundary to include built community facility development physically related to the settlement.
J5	Amend boundary to include built community facility development physically related to the settlement.
K6	Amend boundary to include built community facility development physically related to the settlement.
L6, L7	Amend boundary to exclude area of land more closely related to the open countryside.
L8, L9, K9	Amend boundary to follow curtilages of properties and to exclude area more closely related to the countryside.
I9, J9, I8	Amendment to include built residential development physically related to the settlement and to follow defined physical features – the road.

**Great Wishford
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Great Wishford

A.4 The preceding map of Great Wishford illustrates both the existing settlement boundary (***WCS January 2015***), and the proposed revised ***pre-submission*** settlement boundary (***"HSAP Pre Submission May 2017"***), and ***proposed changes following consultation ("HSAP Submission May 2018")***. Table A.4 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Great Wishford Settlement Boundary

Map Grid Reference ⁽²⁷⁾	Proposed Amendments
I7	Slight amendment to boundary to follow curtilage of properties.
G5	Slight amendment to boundary to follow curtilage of properties.
H4, H5	Slight amendment to boundary to follow curtilage of properties and to be drawn on the settlement side of the road.
I4	Amend boundary to include built residential and community facility development physically related to the settlement.
I6, I5 (S)	Amend boundary to include curtilages of properties that more closely relate to the settlement.

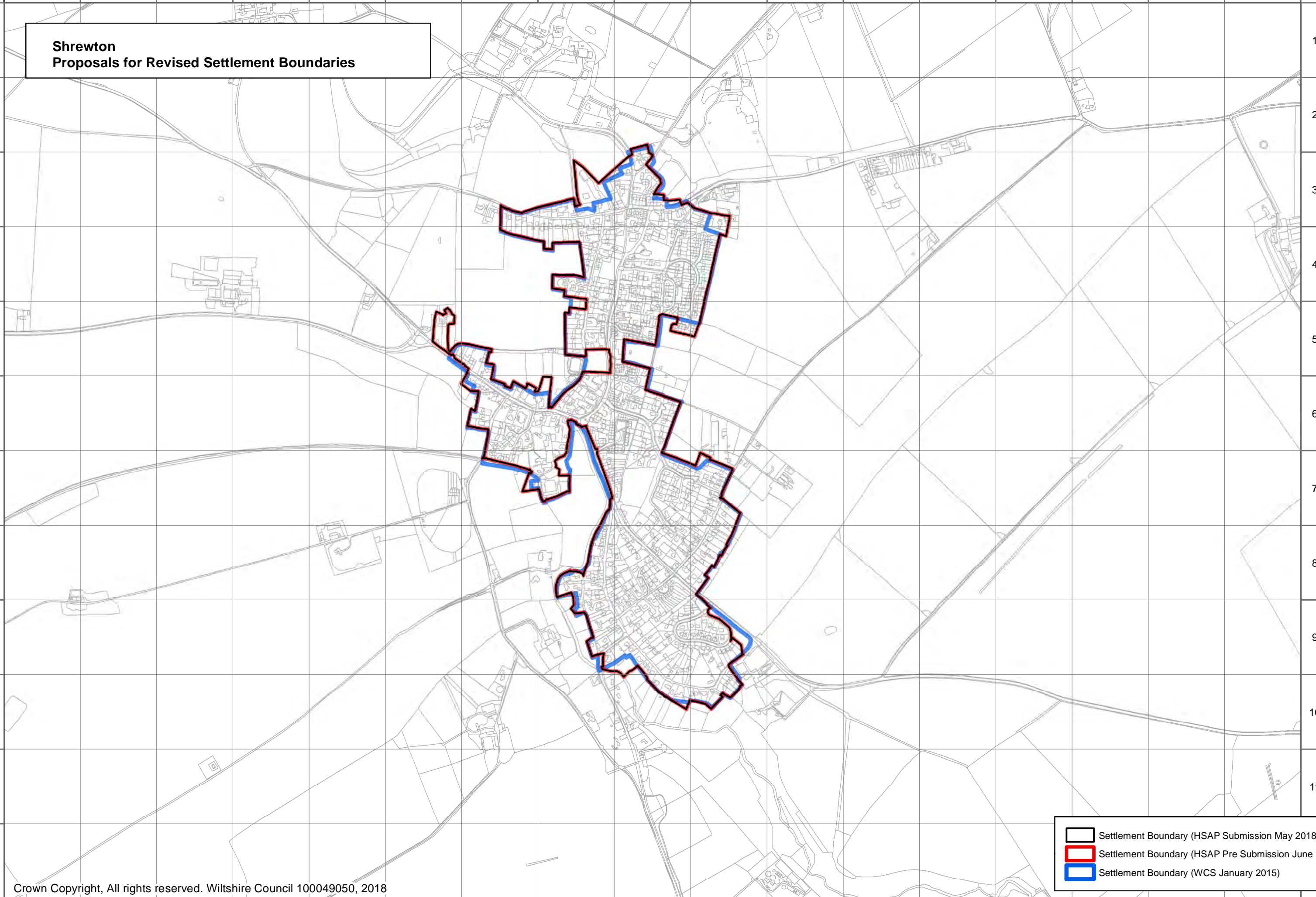
26 Wiltshire Council (***May 2018***) *Topic Paper 1: Settlement Boundary Review Methodology*




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

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Shrewton
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

A B C D E F G H I J K L M N O P Q

Shrewton

A.5 The preceding map of Shrewton illustrates both the existing settlement boundary (WCS January 2015), and the proposed revised pre-submission settlement boundary ("HSAP Pre Submission May 2017"), and proposed changes following consultation ("HSAP Submission May 2018"). Table A.5 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Shrewton Settlement Boundary

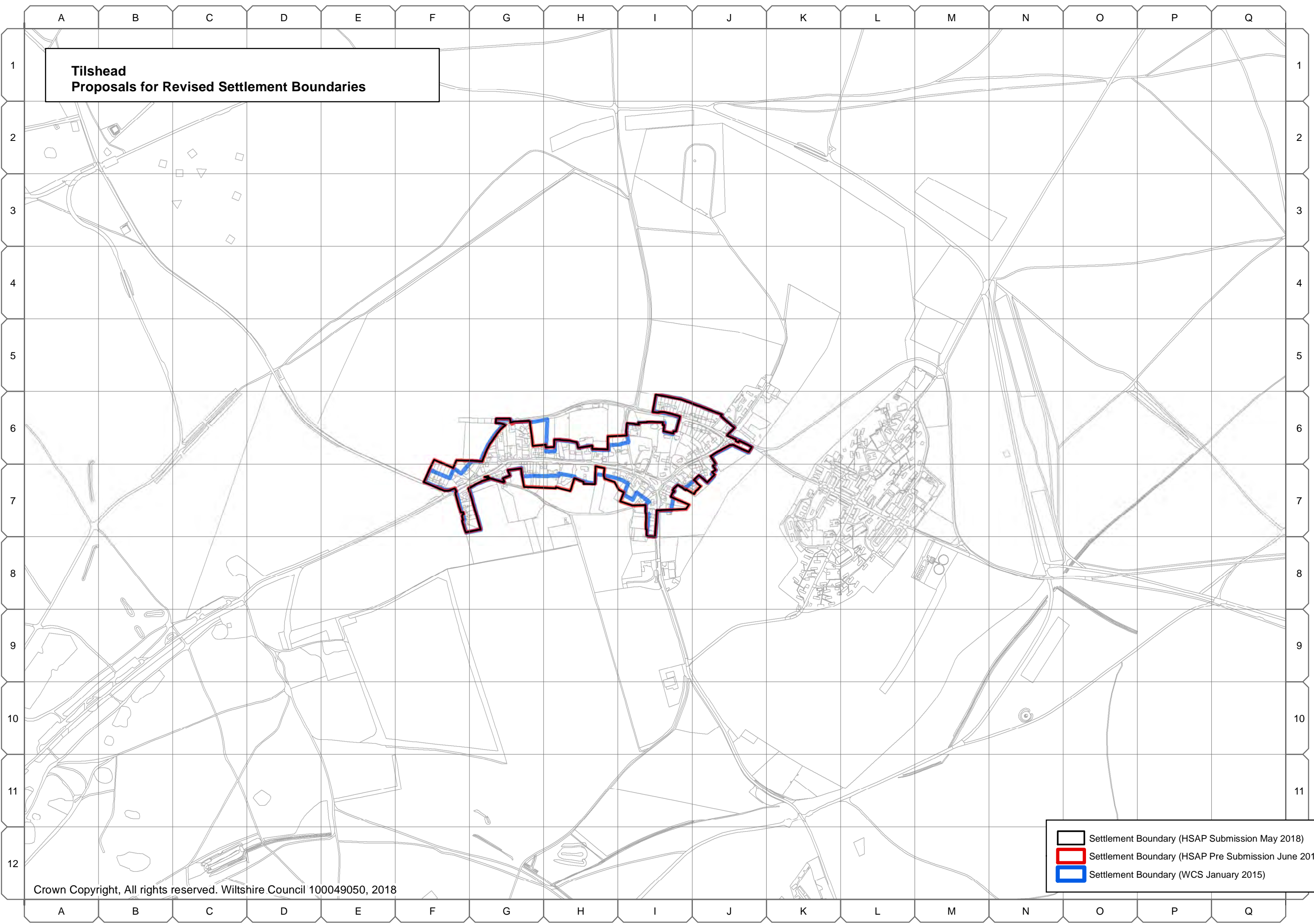
Map Grid Reference ⁽²⁹⁾	Proposed Amendments
F5	Amend boundary to include residential development that is physically related to the settlement.
F5, G5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F6, G6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7 (E)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6, H7, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to exclude are of land more closely related to the countryside.
H9, I9	Amend boundary to include residential development that is physically related to the settlement, to follow but not include clearly defined physical features, i.e. the road, and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I10	Amend boundary to include residential development that is physically related to the settlement.
J9, J10	Amend boundary to follow clearly defined physical features, i.e. the boundary of the property.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.




28 Wiltshire Council (May 2018) *Topic Paper 1: Settlement Boundary Review Methodology*

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

I5, J5	Amend boundary to include residential development that is physically related to the settlement.
J3, J4	Amend boundary to include employment development that is physically related to the settlement.
I3 (E)	Amend boundary to follow clearly defined physical features, i.e. the boundary of the property.
I3 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H3, I3	Amend boundary to include community facilities development that is physically related to the settlement.
H5	Amend boundary to remove recreational / amenity space on the edge of the settlement.
H4, H5	Amend boundary to remove area of land more closely relating to the countryside.

**Tilshead
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

Tilshead

A.6 The preceding map of Tilshead illustrates both the existing settlement boundary (WCS January 2015), and the proposed revised pre-submission settlement boundary ("HSAP Pre Submission May 2017"), and **proposed changes following consultation** ("HSAP Submission May 2018"). Table A.6 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽³⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed Amendments to Tilshead Settlement Boundary

Map Grid Reference ⁽³¹⁾	Proposed Amendments
F6, F7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G7, H7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7 (N)	Amend boundary to follow clearly defined physical features – the road.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, H6	Amend boundary to remove area of land more closely related to the open countryside and to include curtilage of property and built development physically related to the settlement.

A.6.1 Table A.6.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.

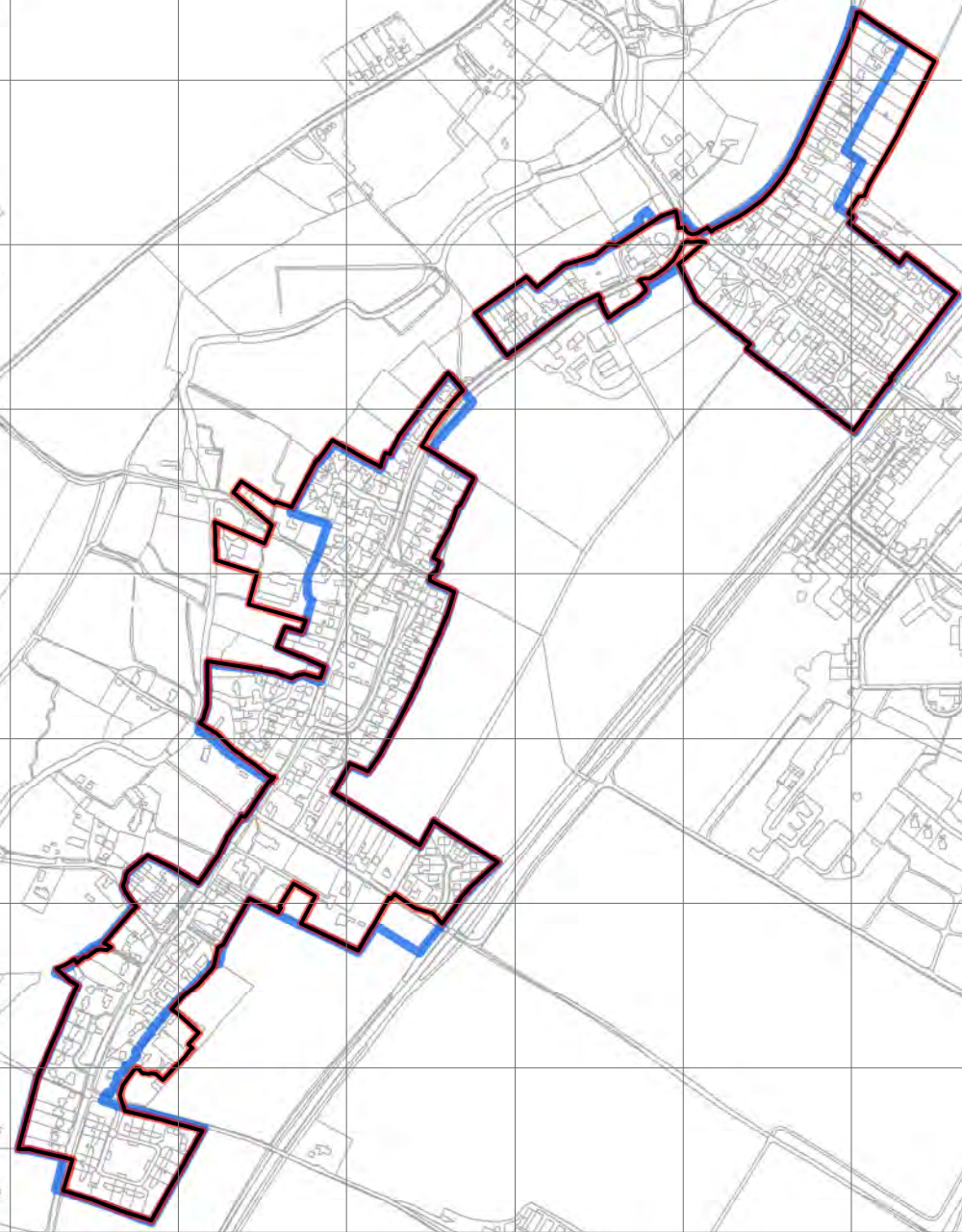
Table A.6.1 Proposed changes to the pre-submission Tilshead Settlement Boundary




<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>G6</u>	<u>Amend pre-submission settlement boundary to include the access road to Treetops, off Back Lane. This is the curtilage of a property that relates more closely to the built environment and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>

30 Wiltshire Council (**May 2018**) *Topic Paper 1: Settlement Boundary Review Methodology*

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

**The Winterbournes
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

The Winterbournes

A.7 The preceding map of the Winterbournes illustrates both—the existing settlement boundary (*WCS January 2015*), and the proposed revised *pre-submission* settlement boundary (*"HSAP Pre Submission May 2017"*), and proposed changes following consultation (*"HSAP Submission May 2018"*). Table A.7 below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽³²⁾. The grid reference numbers are those used on the map overleaf.

Table A.7 Proposed Amendments to the Winterbournes Settlement Boundary

Map Grid Reference ⁽³³⁾	Proposed Amendments
G9	Boundary to follow settlement side of the road, excluding the road.
G9 (E), H8	Amend boundary to include built community facility closely related to the settlement.
H7	Boundary to follow settlement side of the road, excluding the road.
H6 (N), H5	Amend boundary to include area of built residential development closely related to the settlement.
I8	Amend boundary to exclude parcel of land more closely related to the countryside.
H8 (N), H7 (S)	Amend boundary to exclude parcel of land more closely related to the countryside.
L2, L3	Amend boundary to include curtilages of properties that are more closely related to the built form of the settlement.

32 Wiltshire Council (*May 2018*) *Topic Paper 1: Settlement Boundary Review Methodology*

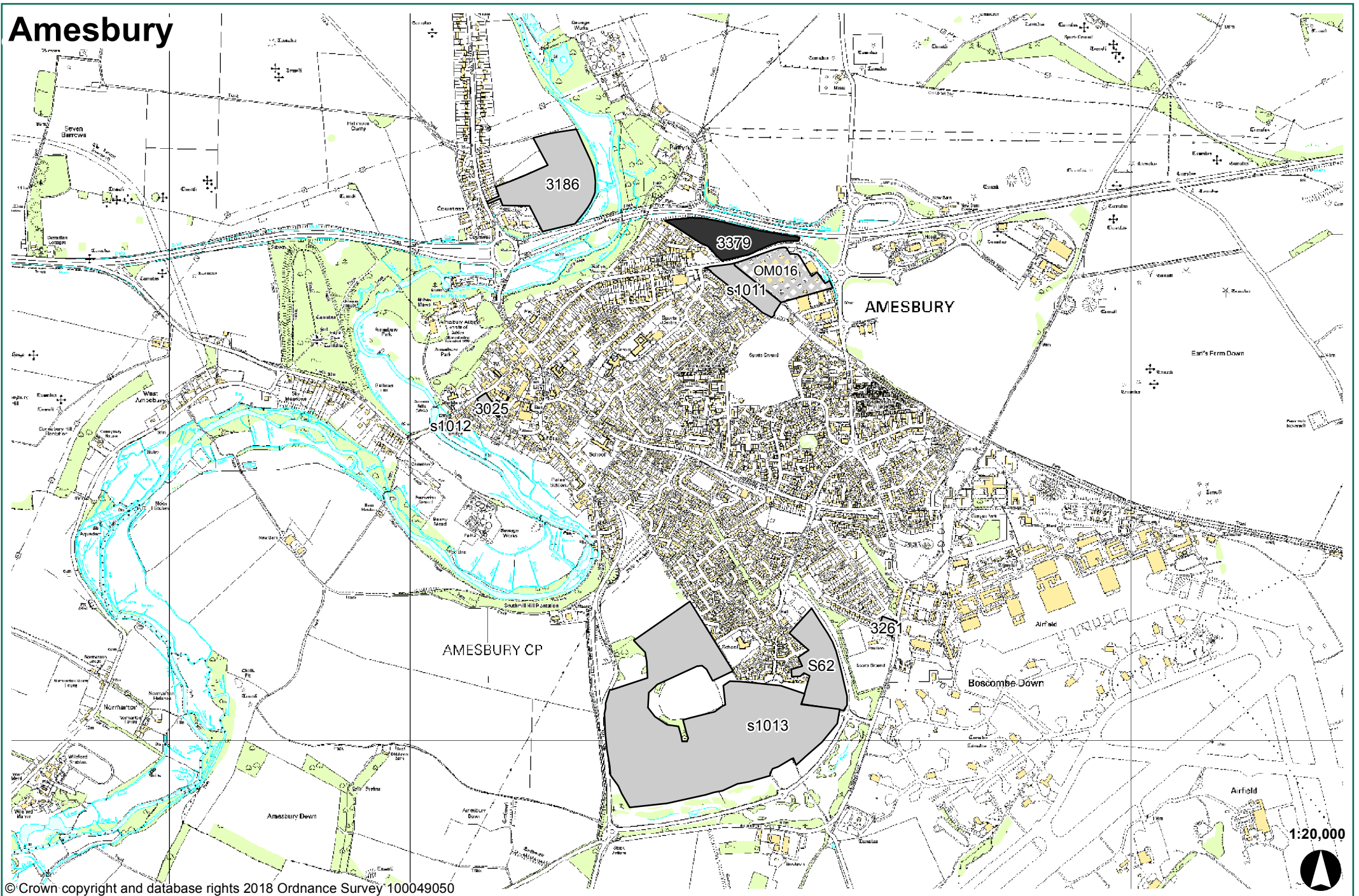
33 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process









- B.1** *The following maps show sites considered during the site selection process, and highlight proposed housing allocations, as well as showing sites removed at each stage of the site selection process. The maps also show changes proposed following the pre-submission consultation. For more information about these proposed changes, please refer to Table 1 in the 'Schedule of Proposed Modifications'⁽³⁴⁾.*

³⁴ Wiltshire Council (May 2018). Schedule of Proposed Modifications.

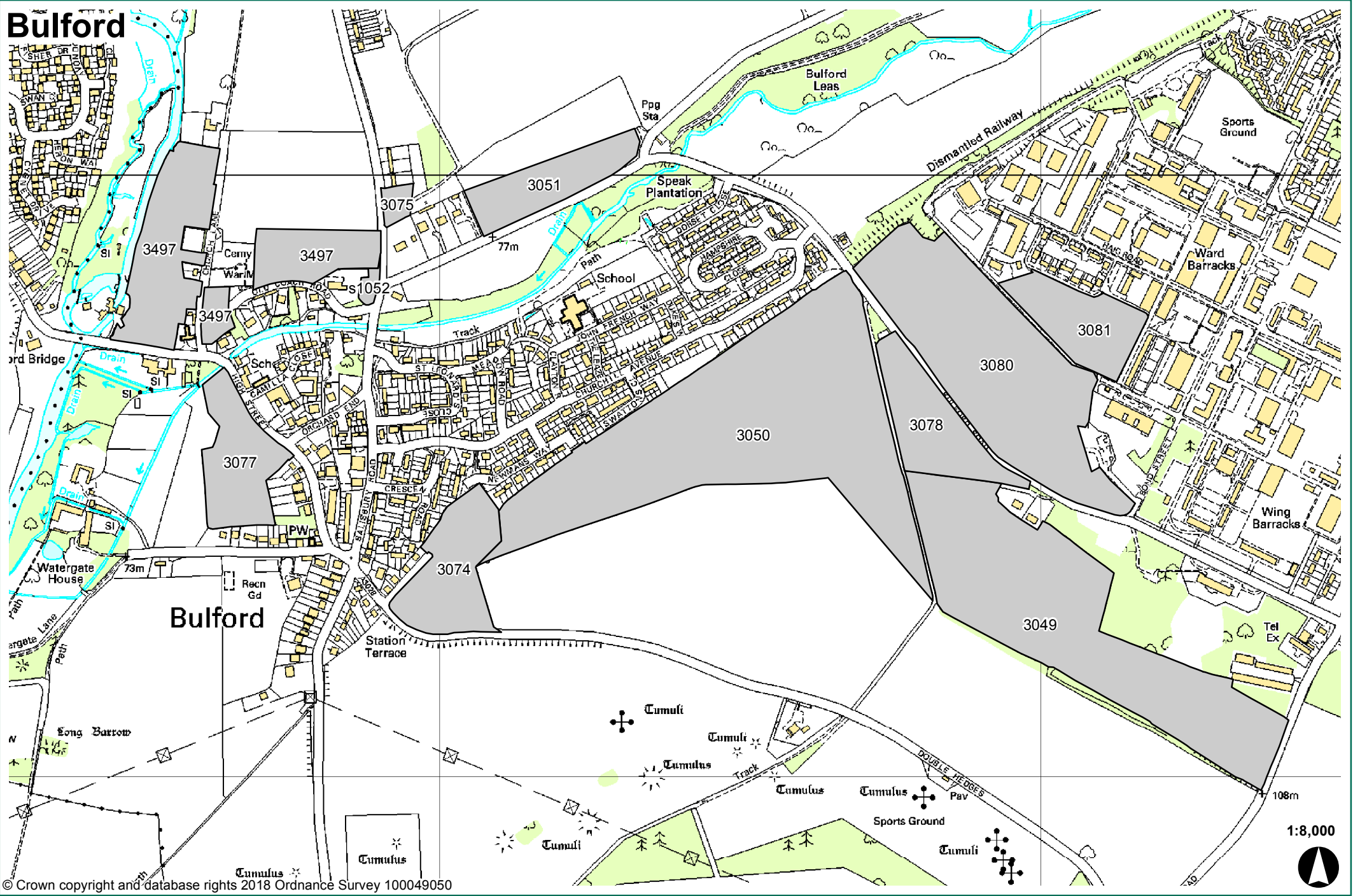
Amesbury



© Crown copyright and database rights 2018 Ordnance Survey 100049050

-  Housing allocation boundary proposed amendments (May 2018)
-  Proposed housing allocations
-  Sites removed at Stage 4
-  New sites removed at Stage 4
-  Sites removed at Stage 3
-  New sites removed at Stage 3
-  Sites removed at Stage 2
-  New sites removed at Stage 2

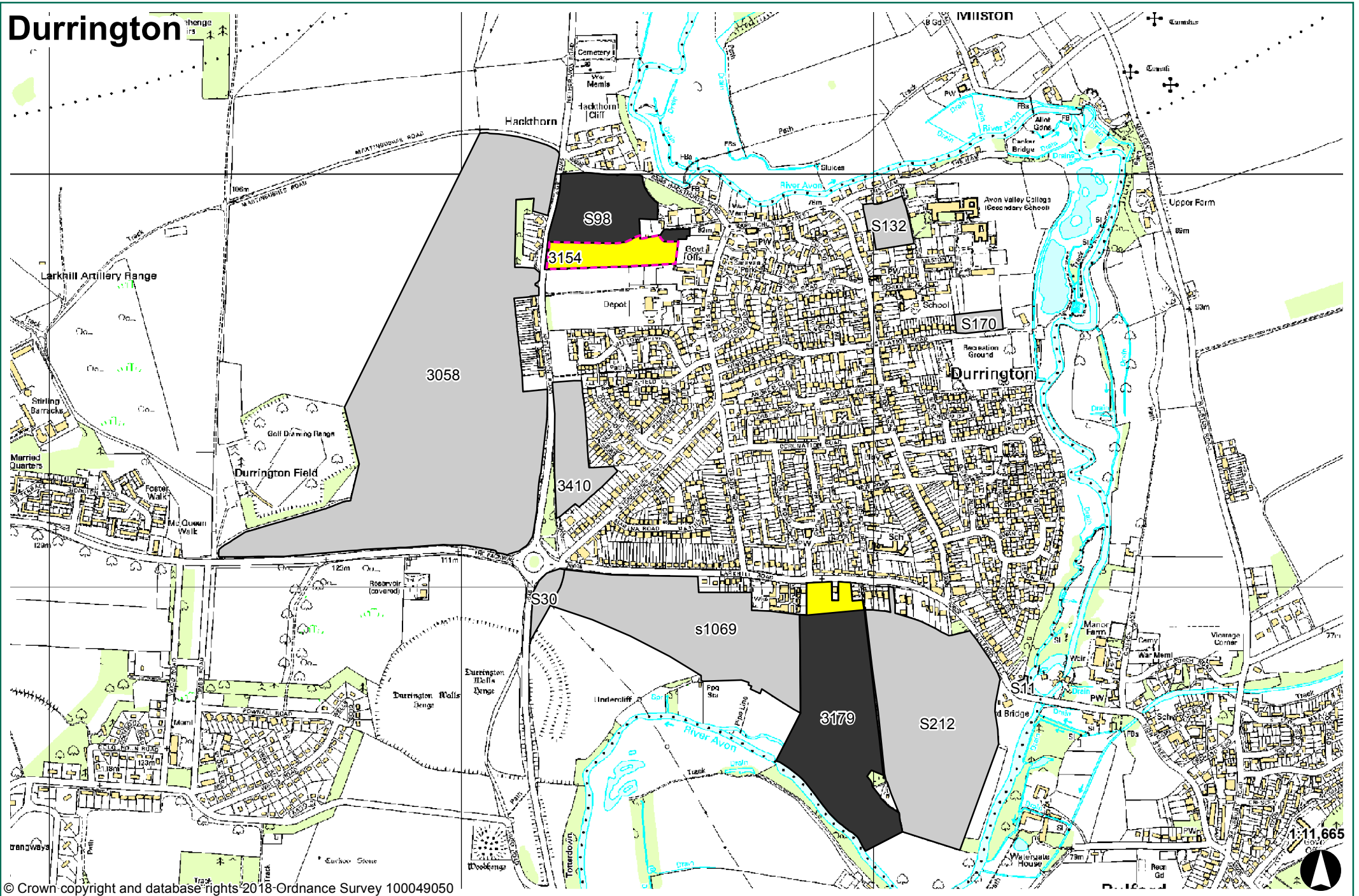
Bulford



© Crown copyright and database rights 2018 Ordnance Survey 100049050

- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

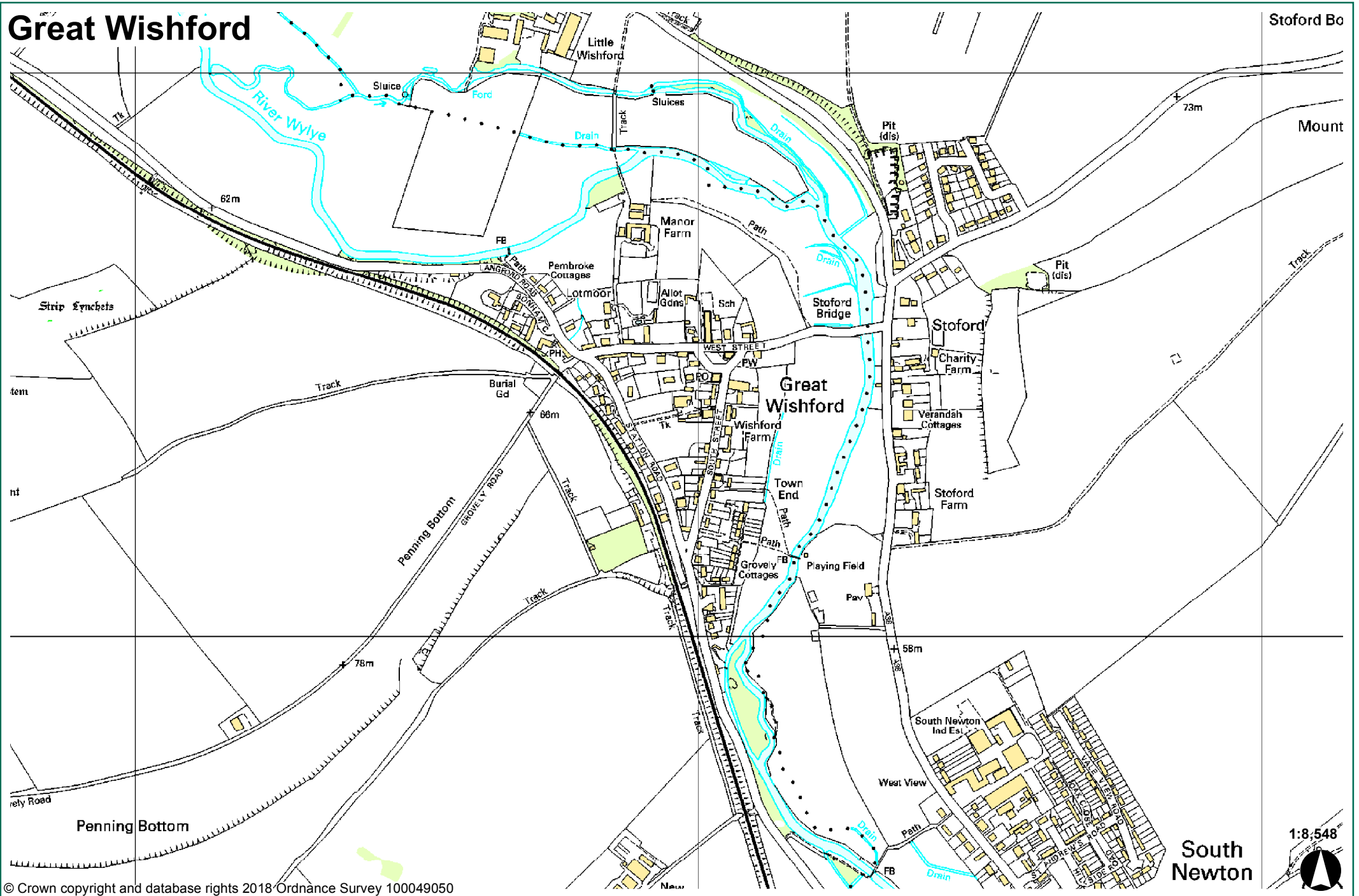
Durrington



© Crown copyright and database rights 2018 Ordnance Survey 100049050

- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2









Great Wishford



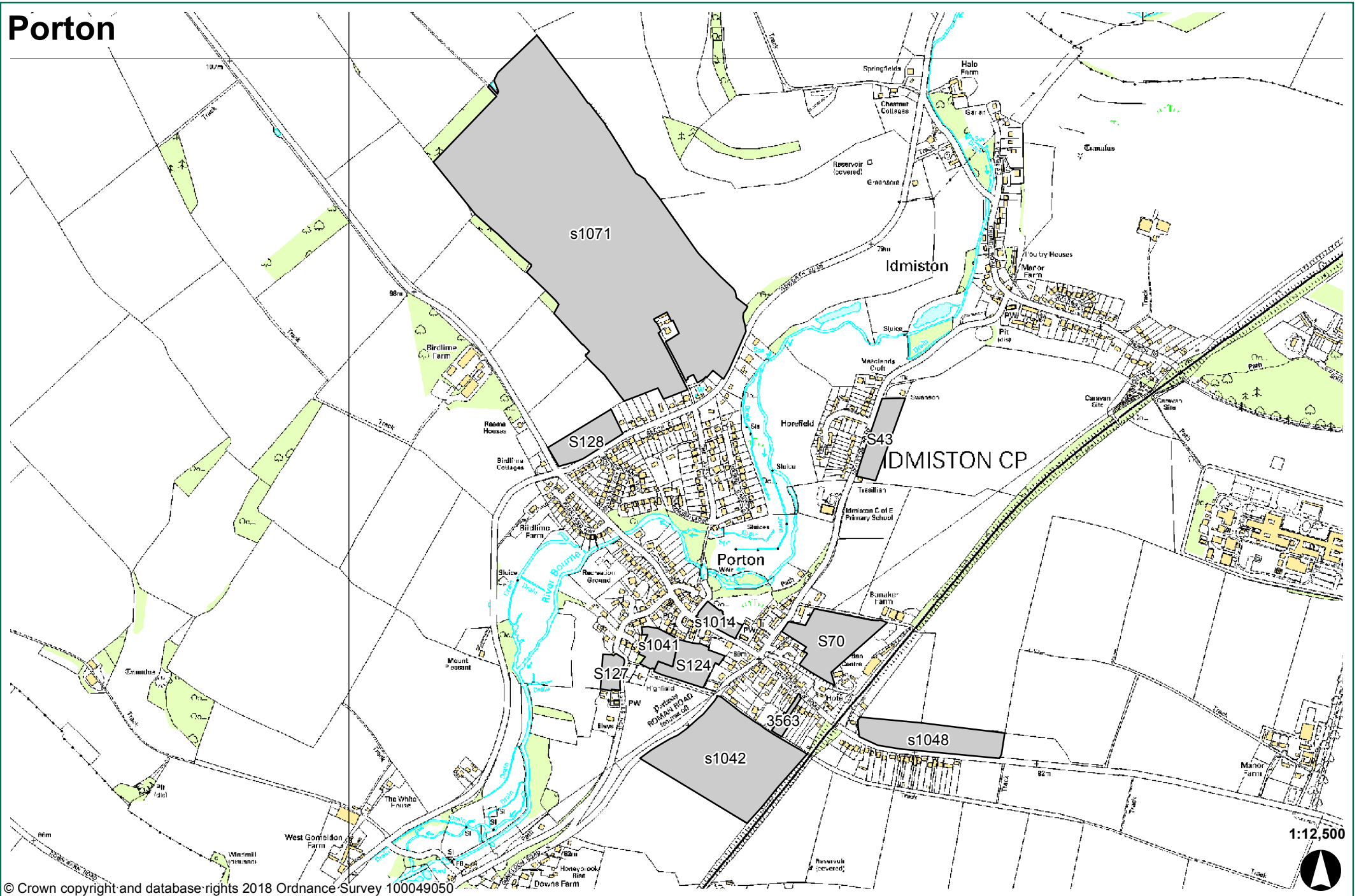
© Crown copyright and database rights 2018 Ordnance Survey 100049050

1:8,548



-  Housing allocation boundary proposed amendments (May 2018)
-  Proposed housing allocations
-  SHLAA Sites removed at Stage 4
-  New sites removed at Stage 4
-  SHLAA Sites removed at Stage 3
-  New sites removed at Stage 3
-  SHLAA Sites removed at Stage 2
-  New sites removed at Stage 2

Porton



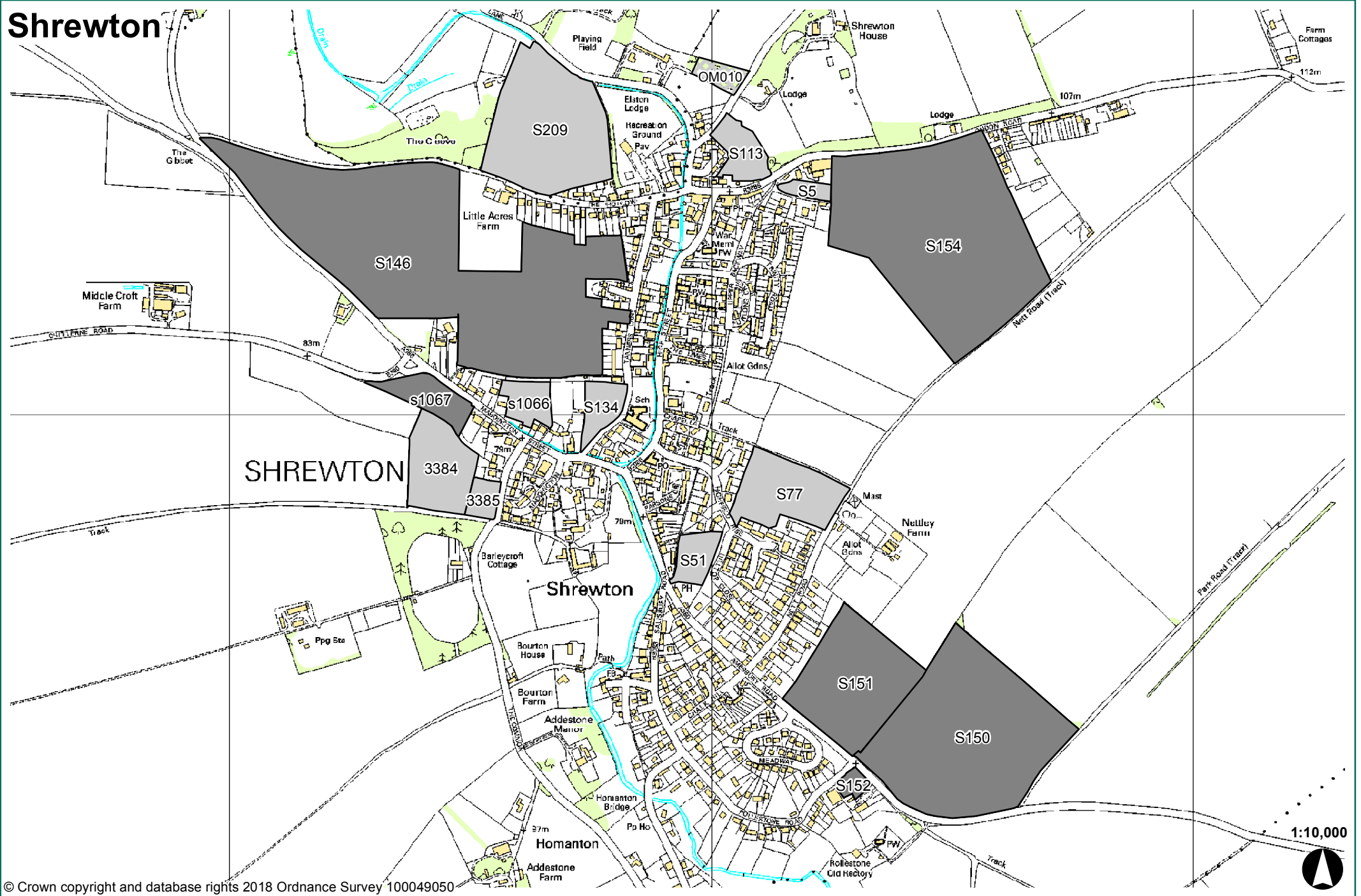
© Crown copyright and database rights 2018 Ordnance Survey 100049050

1:12,500











- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

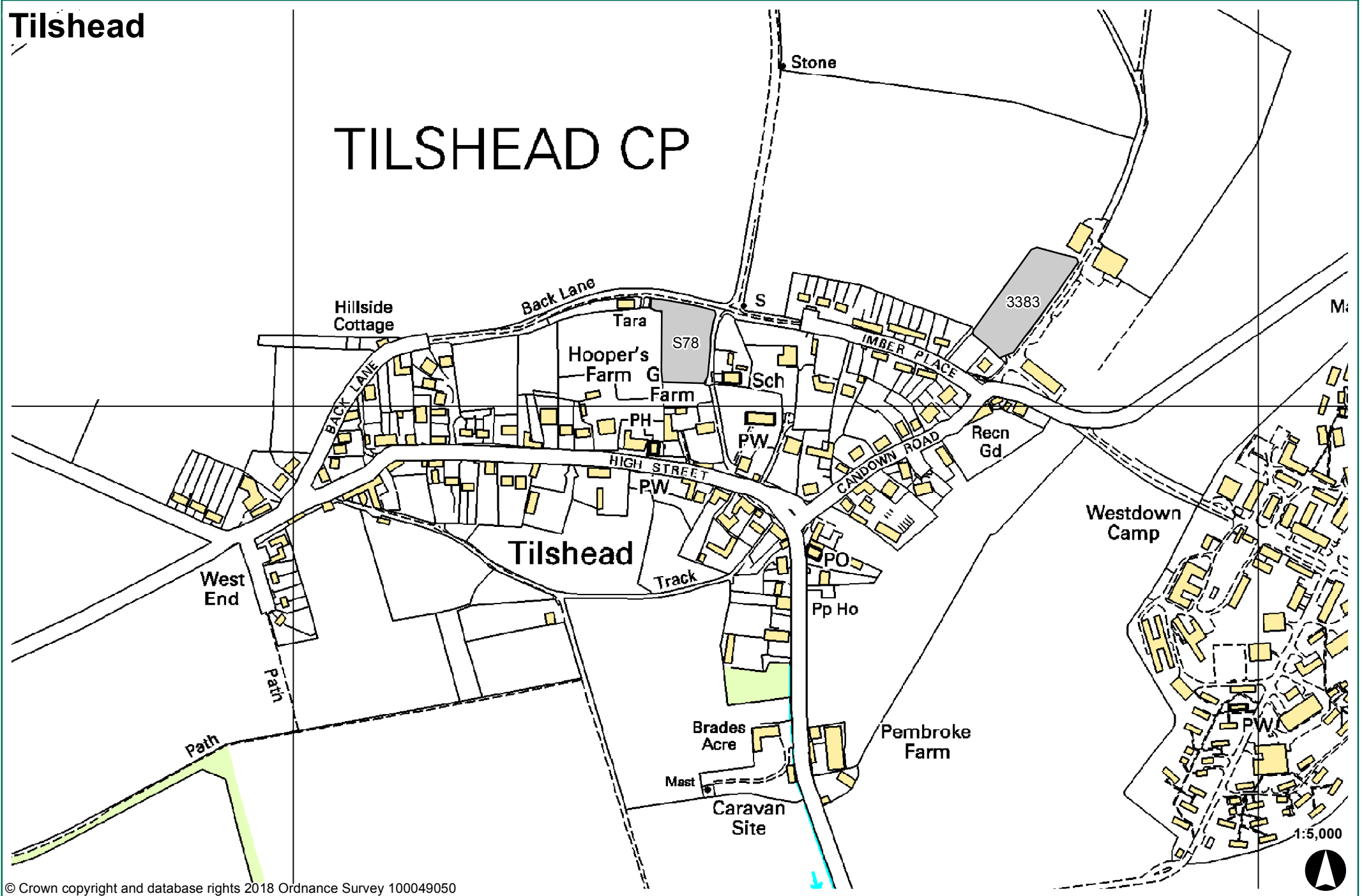
Shrewton










© Crown copyright and database rights 2018 Ordnance Survey 100049050

- | | | | | | | | |
|---|--|--|--|--|--|--|--|
|  Housing allocation boundary proposed amendments (May 2018) |  Proposed housing allocations |  SHLAA Sites removed at Stage 4 |  New sites removed at Stage 4 |  SHLAA Sites removed at Stage 3 |  New sites removed at Stage 3 |  SHLAA Sites removed at Stage 2 |  New sites removed at Stage 2 |
|---|--|--|--|--|--|--|--|

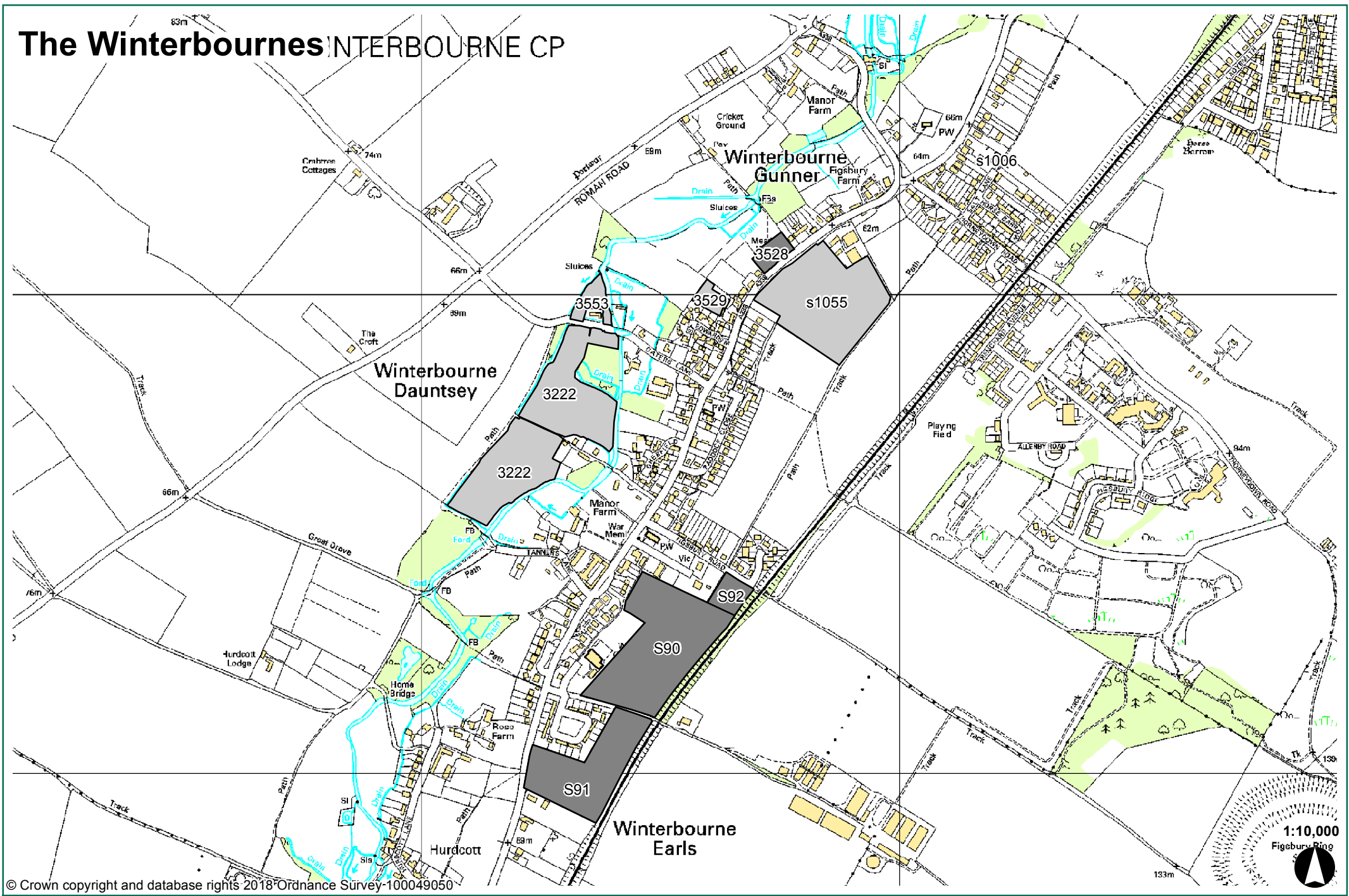
TILSHEAD CP



© Crown copyright and database rights 2018 Ordnance Survey 100049050

- | | | | | | | | |
|---|--|--|--|--|--|--|--|
|  Housing allocation boundary proposed amendments (May 2018) |  Proposed housing allocations |  SHLAA Sites removed at Stage 4 |  New sites removed at Stage 4 |  SHLAA Sites removed at Stage 3 |  New sites removed at Stage 3 |  SHLAA Sites removed at Stage 2 |  New sites removed at Stage 2 |
|---|--|--|--|--|--|--|--|

The Winterbournes INTERBOURNE CP

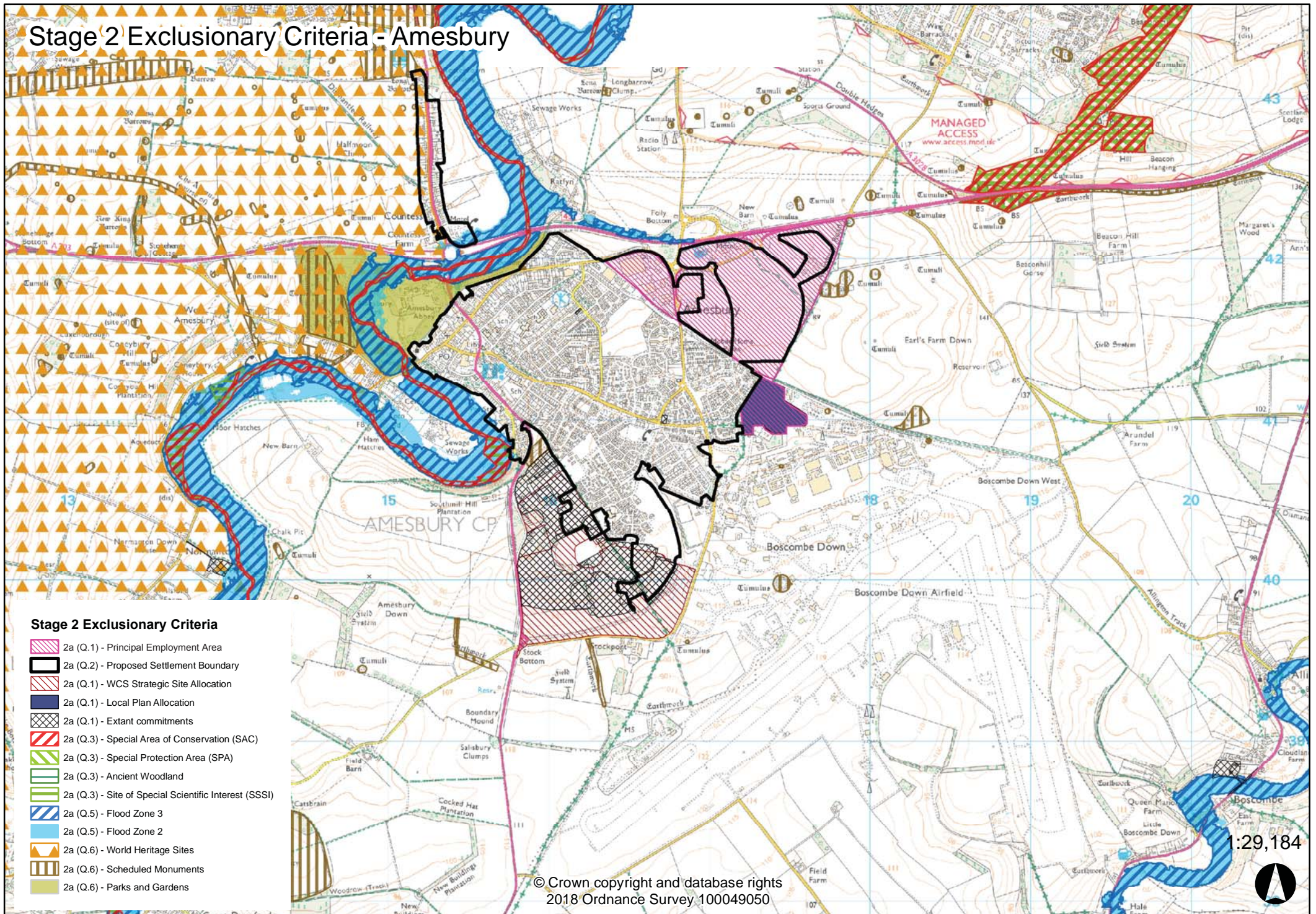


© Crown copyright and database rights 2018 Ordnance Survey 100049050















- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 4
- New sites removed at Stage 3
- New sites removed at Stage 2

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

Stage 2 Exclusionary Criteria - Amesbury

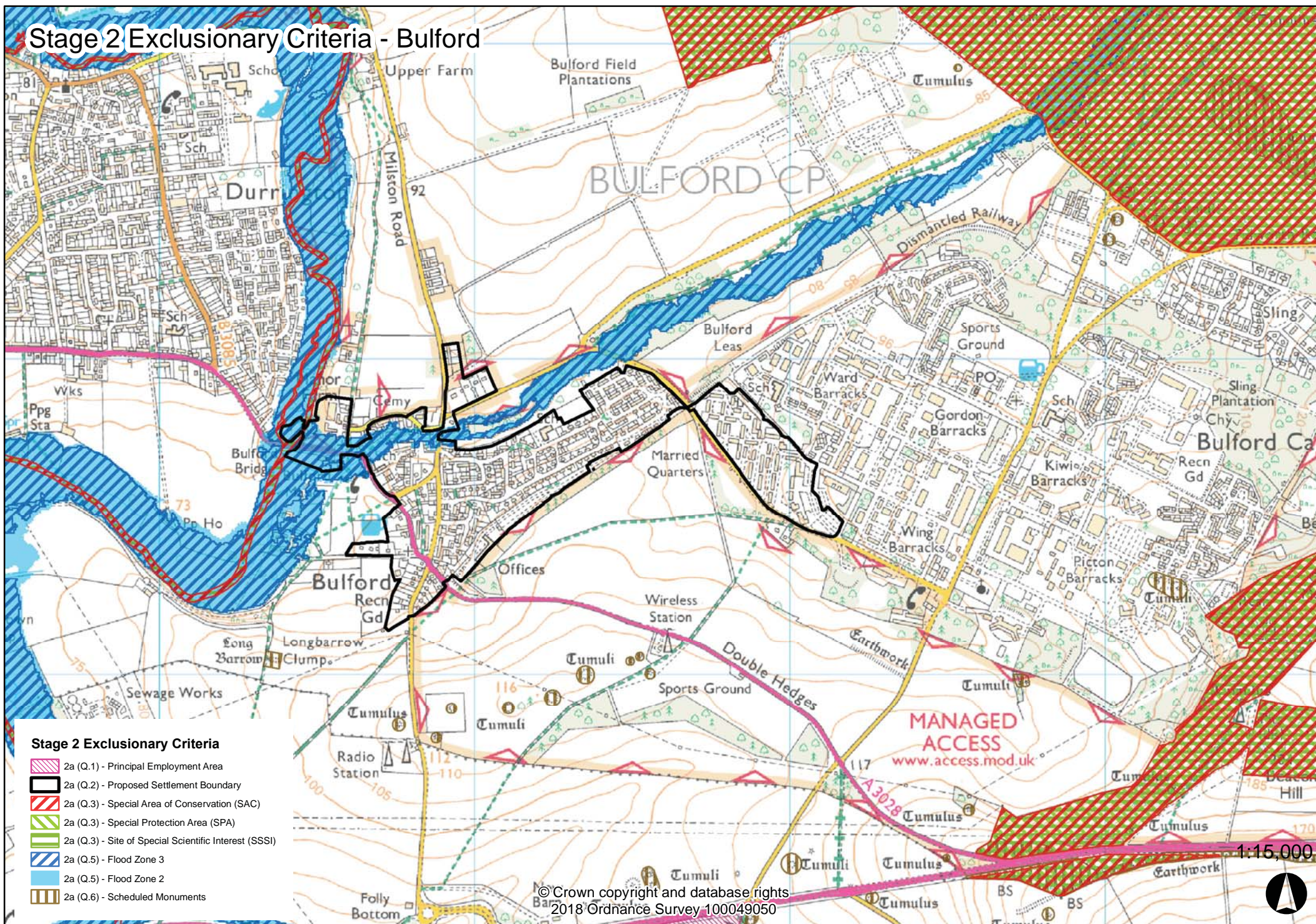


Stage 2 Exclusionary Criteria

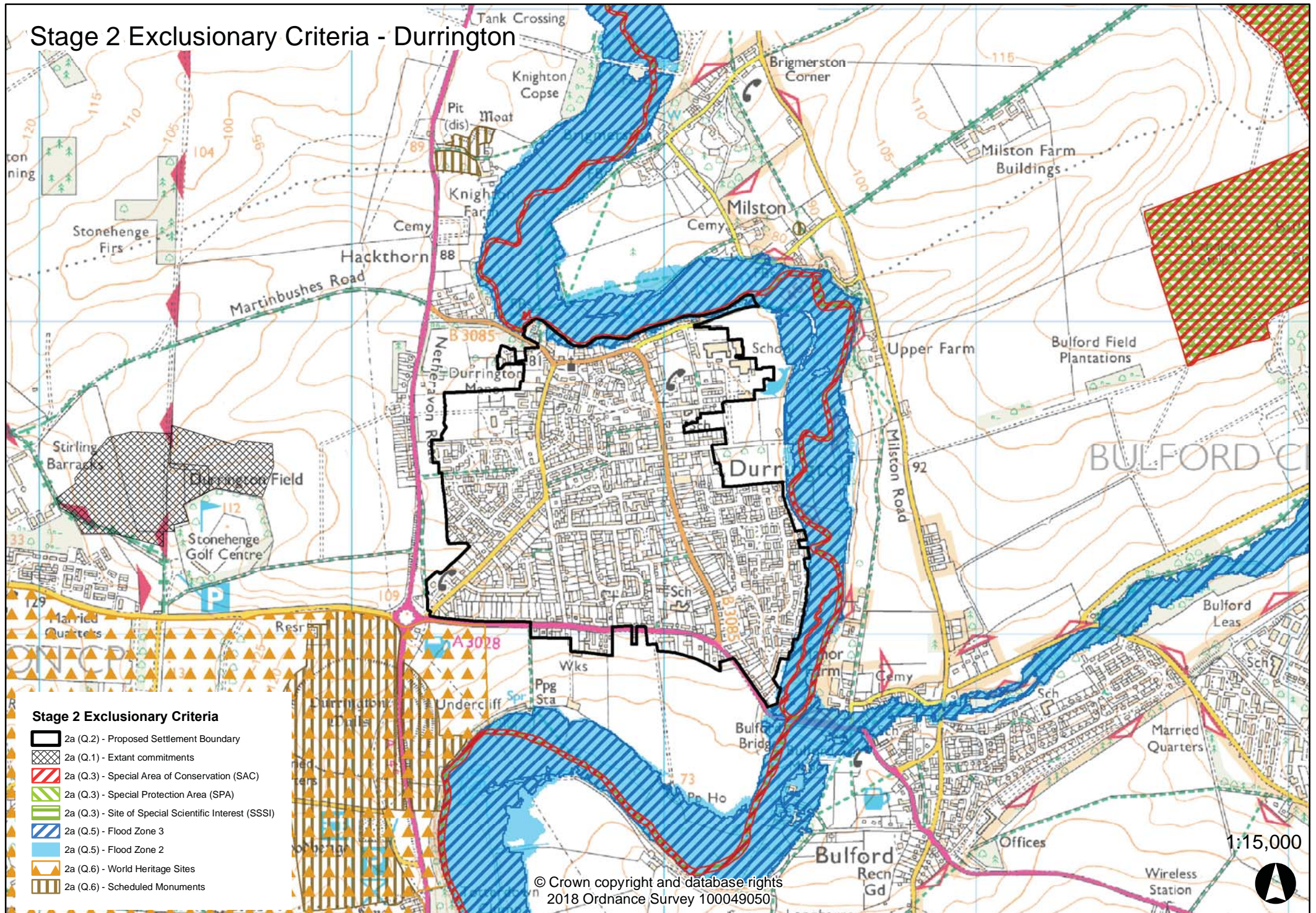
-  2a (Q.1) - Principal Employment Area
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.1) - WCS Strategic Site Allocation
-  2a (Q.1) - Local Plan Allocation
-  2a (Q.1) - Extant commitments
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Special Protection Area (SPA)
-  2a (Q.3) - 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) - World Heritage Sites
-  2a (Q.6) - Scheduled Monuments
-  2a (Q.6) - Parks and Gardens












Stage 2 Exclusionary Criteria - Bulford



Stage 2 Exclusionary Criteria - Durrington



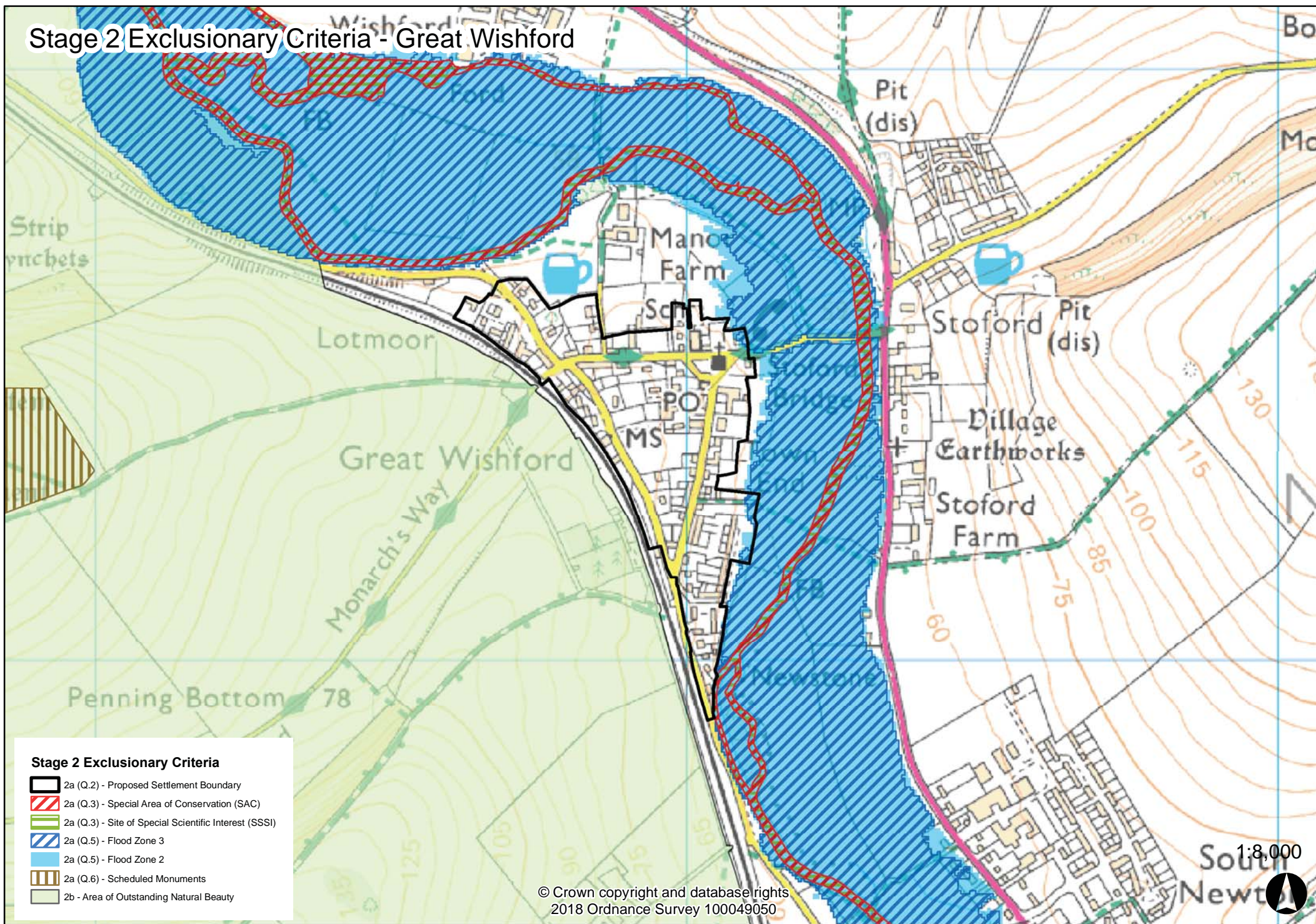
- Stage 2 Exclusionary Criteria**
-  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.1) - Extant commitments
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Special Protection Area (SPA)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - World Heritage Sites
 -  2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2018 Ordnance Survey 100049050








1:15,000



Stage 2 Exclusionary Criteria - Great Wishford



Stage 2 Exclusionary Criteria

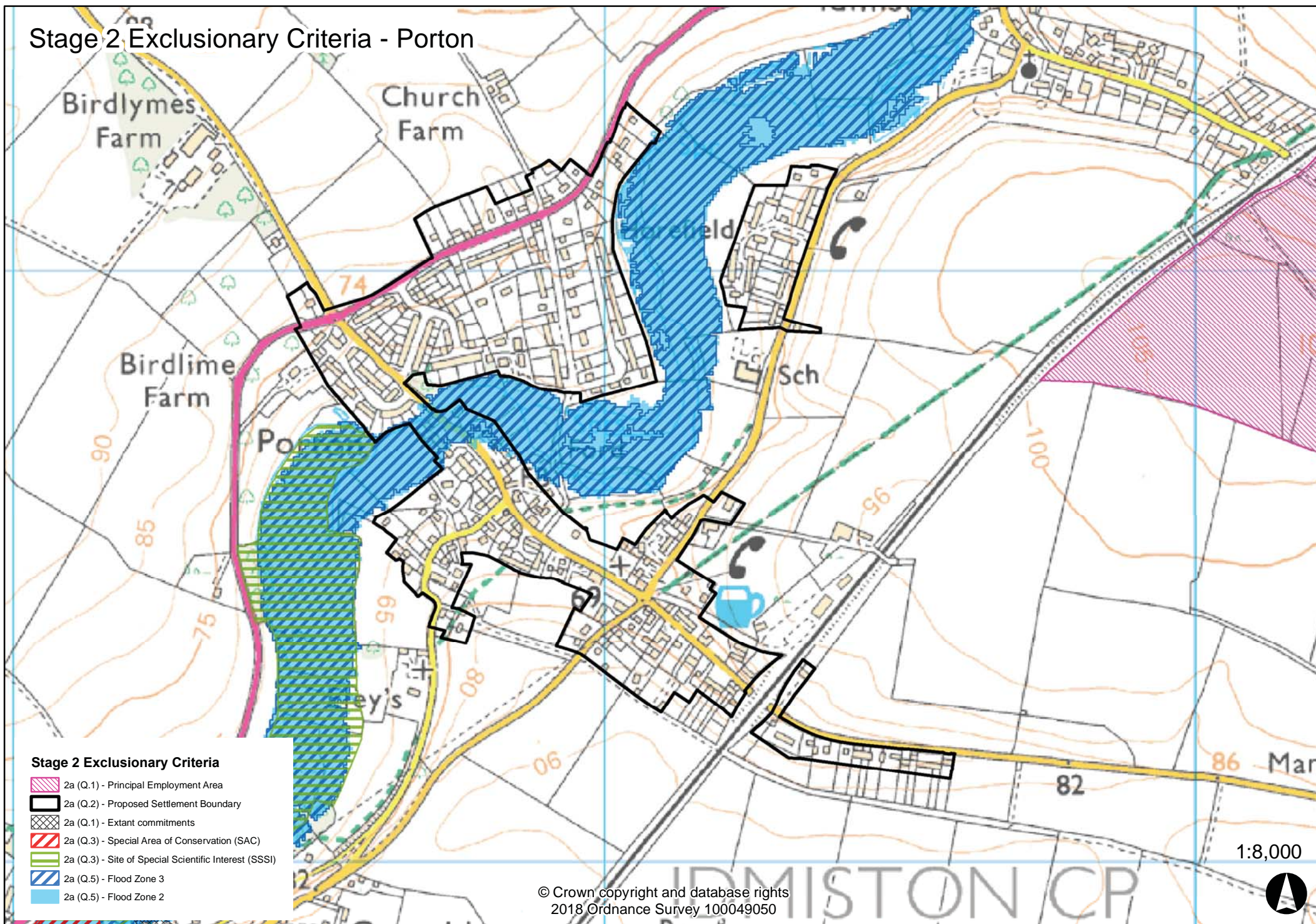
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - Scheduled Monuments
-  2b - Area of Outstanding Natural Beauty

© Crown copyright and database rights
2018 Ordnance Survey 100049050

1:8,000
South
Newt



Stage 2 Exclusionary Criteria - Porton



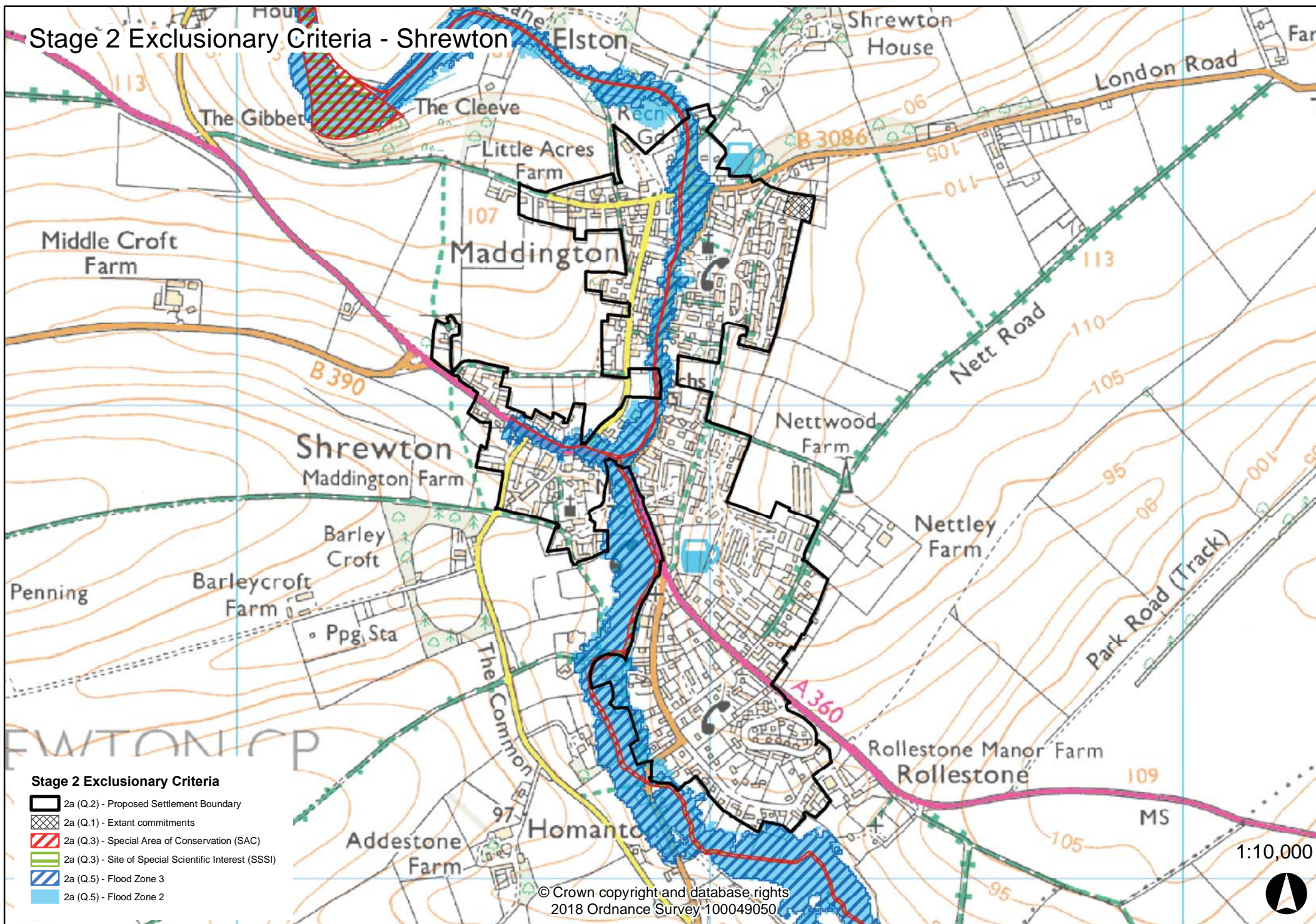
- Stage 2 Exclusionary Criteria**
- 2a (Q.1) - Principal Employment Area
 - 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.1) - Extant commitments
 - 2a (Q.3) - Special Area of Conservation (SAC)
 - 2a (Q.3) - Site of Special Scientific Interest (SSSI)
 - 2a (Q.5) - Flood Zone 3
 - 2a (Q.5) - Flood Zone 2







1:8,000

© Crown copyright and database rights
2018 Ordnance Survey 100049050



Stage 2 Exclusionary Criteria - Shrewton



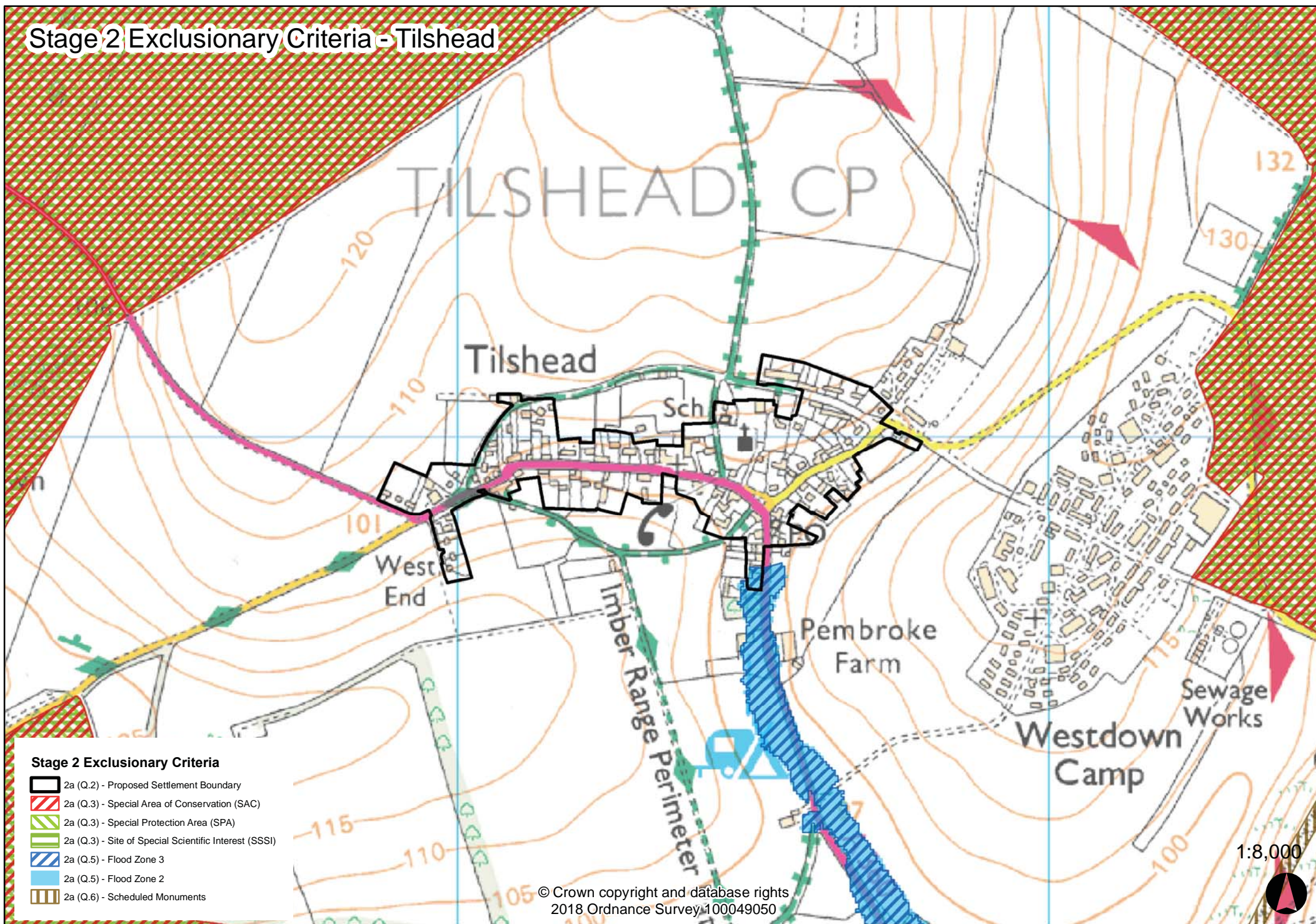
- Stage 2 Exclusionary Criteria**
-  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.1) - Extant commitments
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2

© Crown copyright and database rights
2018 Ordnance Survey 100049050

1:10,000

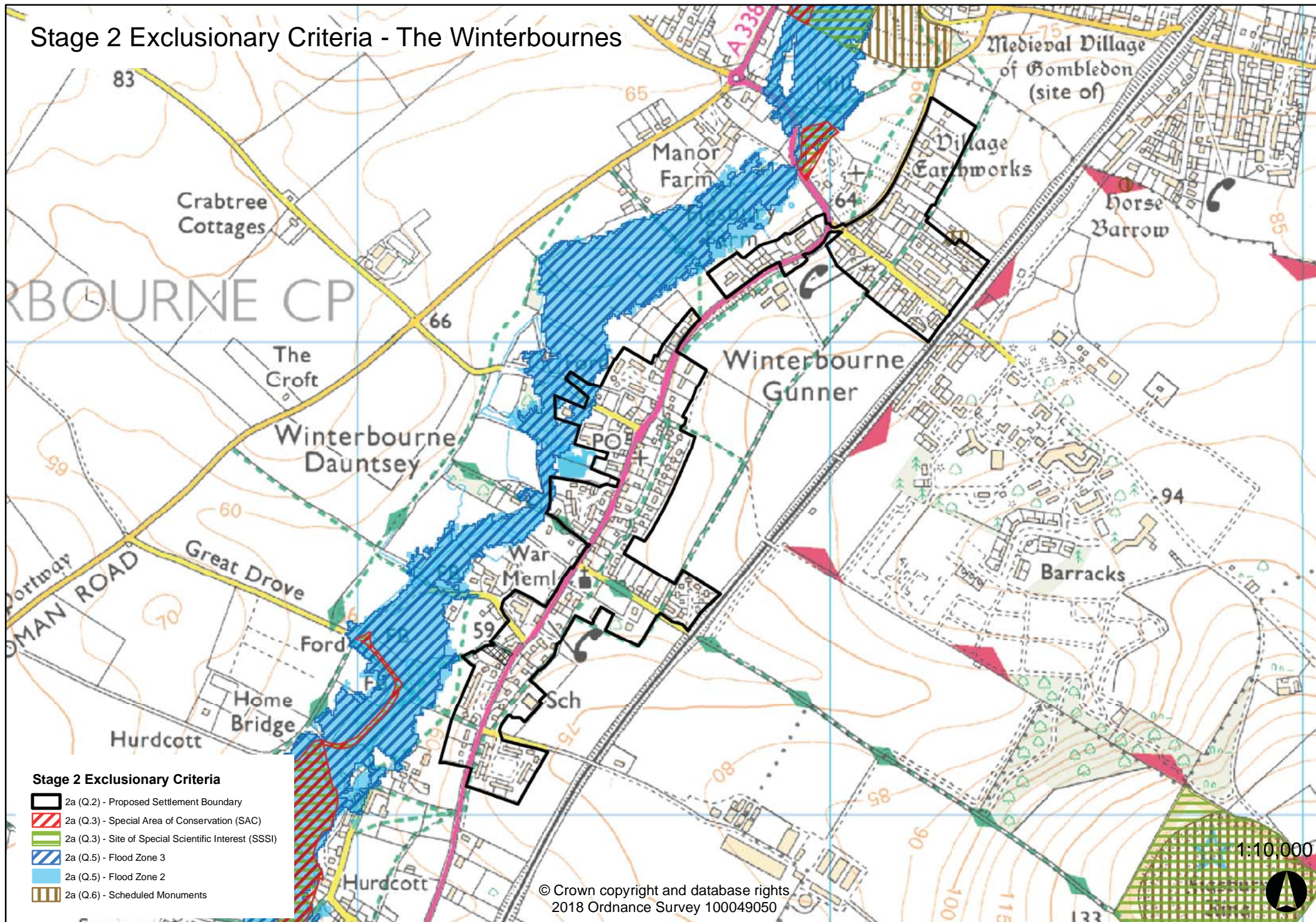


Stage 2 Exclusionary Criteria - Tilshead



- Stage 2 Exclusionary Criteria**
- 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.3) - Special Area of Conservation (SAC)
 - 2a (Q.3) - Special Protection Area (SPA)
 - 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

Stage 2 Exclusionary Criteria - The Winterbournes



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 ⁽³⁵⁾ ?
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)?

35 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 Amesbury, Bulford and Durrington

Area of search: Amesbury, Bulford and Durrington													
SHLAA Site Ref	Site Name	Capacity	Strategic criteria ⁽³⁶⁾						Remaining developable site capacity	Land available? Y/N ⁽³⁷⁾	Land developable? Y/N ⁽³⁸⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Amesbury													
S62	Land to the east of Archers Gate, Amesbury	130	Y								Site has been permitted/completed	Remove	
s1011	Superstore, London Road, Amesbury	55	N	Y							Site is within the settlement boundary.	Remove	
s1012	Royal British Legion, Amesbury	3									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove	
s1013	Land off Southmill Hill, Amesbury	608	Y								<u>This site was re-assessed as an omission site following the pre-submission consultation. Site is part of the King's Gate strategic allocation in the Wiltshire Core</u>	Remove	

38 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red)

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

37 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

38 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red)

Area of search: Amesbury, Bulford and Durrington

																			Strategy. The site has been completed as per the <u>planning permission.</u>	
3025	Rear of Antrobus Arms Hotel, Amesbury	12																	Site is within the settlement boundary.	Remove
3186	Land to rear of Countess Services, Amesbury	189																	Part of site within Flood Zone 2 and 3. Site availability is unknown.	Remove
3261	Amesbury Old Reservoir, Stockport Road	10																	The site is allocated as open space by saved policy R5 of the Salisbury District Local Plan 2011.	Remove
3379	Land north of London Road, Amesbury	101																	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
OM016	<u>Minton Distribution Park, Amesbury</u>	<u>Approx 104</u>																	<u>The site is within the settlement boundary and is a Principal Employment Site. Any review would fall under the <u>Local Plan Review.</u></u>	Remove

Bulford

Area of search: Amesbury, Bulford and Durrington

s1052	Rear of the Old Bakery, Bulford	4																	Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
3049	Bulford 7	162	Y																Site would be isolated from the main settlement. Landowner survey also showed site availability is unknown.	Remove
3050	Bulford 6 / 23	218	Y																Site removed from further consideration as site forms part of wider MoD application for 227 dwellings to provide Service Family Accommodation (15/04006/FUL).	Remove
3051	Bulford 2	46	N	N	N	N	N	N	N	46	U								Site does not meet exclusionary criteria. However site not taken forward following landowner survey which showed site availability is unknown.	Remove
3074	Bulford 9	61	Y																Site removed from further consideration as site forms part of wider MoD application for 227 dwellings to provide Service Family Accommodation (15/04006/FUL).	Remove

Area of search: Amesbury, Bulford and Durrington

3075	Bulford 1	8	N	N	N	N	N	N	8	N	Site does not meet exclusionary criteria; however site not taken forward following landowner survey which showed site is unavailable.	Remove
3077	Bulford 15	54	N	N	N	N	N	N	49	U	Part of site within Flood Zone 2 and 3. Remainder of site does not meet exclusionary criteria; however site not taken forward following landowner survey which showed site availability is unknown.	Remove
3078	Bulford 16	57	Y								Site is part of a scheme that has been completed. (Canadian Estate - S/2011/1112). Site is unavailable.	Remove
3080	Bulford 5	198	Y								Site completed.	Remove
3081	Bulford 4	50	Y							-	Site is committed / completed.	Remove
3497	Land at Manor Farm, Bulford	121	N	N	P	N	P	N	103	U	Site is in three parts. Two of these parts are partially within Flood Zones 2 and 3 and partially within a strategic environmental	Remove

Area of search: Amesbury, Bulford and Durrington											
										designation. Remainder of site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown.	
Durrington											
S11	Land to the North of Bulford Hill, Durrington	3								Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
S30	Land at Kamatan Acres, Durrington	15	N	N	N	N	N	N	Y	Wholly within World Heritage Site and partly within Scheduled Monument.	Remove
S98	Land to Rear of Durrington Manor, Durrington	104	N	N	N	N	N	N	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S132	Land to West of Upper Avon School, Durrington	27	N	N	N	N	N	N	U	Site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown.	Remove

Area of search: Amesbury, Bulford and Durrington

S170	Land to South of Upper Avon School, Durrington	13	Y																The site is currently allocated as open space in saved policy R5 of the Salisbury District Local Plan 2011.	Remove
S212	Land at Manor Farm, Durrington	203	N	N	N	N	N	N	P	N	184	U						Partially within Flood Zones 2 and 3. Remainder of site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown.	Remove	
s1069	Land off Larkhill Road, Durrington	181	N	N	N	N	N	N	N	P	156	U						Partially within World Heritage Site. Remainder of site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown. Note: significant historic environment/landscape concerns at site.	Remove	
3058	Larkhill 15	557	N	N	N	N	N	N	N	N	557	N						Site does not meet exclusionary criteria; however site not taken forward following landowner survey which showed site is	Remove	

Area of search: Amesbury, Bulford and Durrington														
3154	Piece Meadow, Durrington	29	N	N	N	N	N	N	N	14	Y	Y	Unavailable. Also, site is somewhat isolated from the settlement.	Remove
3179	Land off Larkhill Road	160	N	N	N	N	P	N	143	Y	Y	Partially within Flood Zones 2 and 3. Remainder of site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward	
3410	Land to the east of Netheravon Road, Durrington	61	Y										The site is allocated as open space by saved policy R10 of the Salisbury District Local Plan 2011.	Remove

Table D.4 SHLAA sites considered at Amesbury, Bulford and Durrington

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Amesbury	S62, S1011, S1012, S1013, 3025, 3186, 3261	3379
Bulford	S1057, 3049, 3050, 3051, 3074, 3075, 3077, 3078, 3080, 3081, 3497	None
Durrington	S11, S30, S132, S170, S212, S1069, 3058, 3410	S98, 3154, 3179

Table D.5 Stage 2a assessment for Amesbury Community Area Remainder

Area of search: Amesbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³⁹⁾						Remaining developable site capacity	Land available? Y/N ⁽⁴⁰⁾	Land developable? Y/N ⁽⁴¹⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Great Wishford													
S96	Land adjacent to Wethertop	4									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove	
Porton													
S43	Land at Idmiston Road	28	N	N	N	N	N	28	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove	
S70	Buller Park, East of Idmiston Road	57	N	N	N	N	N	57	Y	Y	Exclusionary criteria not met.	Take forward	
S124	Land behind Chalk House	29	Y								Entire site already had full planning permission (committed). Site removed from further consideration.	Remove	

41 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

40 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

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

Area of search: Amesbury Community Area Remainder															
S127	Land between Rosemoor and Oakwood Cottage	11	N	N	N	N	N	N	N	N	11	Y	Y	Exclusionary criteria not met.	Take forward
S128	Land between Porton Road and Beech End	32	N	N	N	N	N	N	N	N	32	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove
S1014	Cuckoo Pen	11	N	N					Y		11			Site is within the settlement boundary. Remove from further consideration.	Remove
S1041	Land rear of Parsons Close	19	N	N	N	N	N	N	N	N	19	Y	Y	Exclusionary criteria not met.	Take forward
S1042	Land off Gomeldon Road	156	N	N	N	N	N	N	N	N	156	Y	Y	No exclusionary criteria met.	Take forward
S1048	Land off Winterslow Road	58	N	N	N	N	N	N	N	N	58	Y	Y	No exclusionary criteria met.	Take forward
S1071	Church Farm	526	N	N	N	N	N	N	N	N	526	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove
3563	72 Winterslow Road	6	P								3			Part of the site is within the settlement boundary and this part of the site could come forward	Remove

Area of search: Amesbury Community Area Remainder												
											without the need for an allocation. The remainder of the site has capacity for approximately 3 dwellings. Remove from further consideration.	
Shrewton												
S5	Land at London Road	9										Remove
S51	Land at Rear of Royal Oak Public House	19										Remove
S77	Land at Nettwood Road	59										Remove
S113	Land to the Rear of Hinde's Meadow	25										Remove

Area of search: Amesbury Community Area Remainder																
S134												width. No access possible through Hinde's Meadow.				
												Site has been developed as part of Shrewton Primary School. Part of the site is undeveloped but saved policy PS4 safeguards this land from housing development.	Remove			
S146		20												Y	Y	Take forward
S150																
S151																
S152																

Area of search: Amesbury Community Area Remainder														
S154	Land to the south of London Road	200	N	N	N	N	N	N	N	200	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S209	Land adjacent to the Hollow	134	N	N	P	N	P	N	N	126	Y	N	Part of the site within a SSSI/SAC and part within Flood Zone 2 & 3. Remainder of site does not meet exclusionary criteria. However physical access via Elston Lane or The Hollow is viewed to be inadequate.	Remove
S1066	Adjacent Yew Tree Cottage	20	N	N	N	N	N	N	N	20	U		Site is removed from consideration following landowner survey which did not show site was available.	Remove
S1067	Land off Maddington Street	27	N	N	N	N	N	N	N	27	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
3384	Land off The Common (Site1)	53	N	N	N	N	N	N	N	53	U		Site availability/ deliverability unknown.	Remove
3385	Land off the Common (Site2)	11	N	N	N	N	N	N	N	11	U		Site availability/ deliverability unknown.	Remove

Area of search: Amesbury Community Area Remainder											
<u>OM010</u>	<u>Land off Elstone Lane, Shrewton</u>	15	Y					0		<u>Site is isolated from the main settlement and is not adjacent to another SHELAA site that is adjacent to the settlement boundary.</u>	Remove
Tilshead											
S78	Land at Glebe Farm	10	Y							Site permitted/completed.	Remove
3383	Land at former depot off Imber Place	14	N	N	N	N	N	14	U	Site does not meet exclusionary criteria, however site is removed from consideration following landowner survey which did not show site was available.	Remove
The Winterbournes											
S90	Land between Winterbourne Earls Village School and the Railway Line	103	N	N	N	N	N	103	Y	Exclusionary criteria not met.	Take forward
S91	Land by Summerlug Estate and Railway	65	N	N	N	N	N	65	Y	Exclusionary criteria not met.	Take forward

Area of search: Amesbury Community Area Remainder														
S92	Land by Railway Line and Vicarage	11	N	P	N	N	N	N	N	11	Y	Y	Exclusionary criteria not met.	Take forward
S1006	Land adjacent the Gables	1											Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
S1055	Land adjacent to East Farm	92	N	N	N	N	N	N	N	92	Y	N	Access problematic due to topography	Remove
3222	'Morgans Lane' and 'Gaters Lane' Fields	125	N	N	N	N	P	N	N	108	Y	N	Part of the site within Flood Zone 2 and 3. Poor access over the river, as highway is narrow and third party land would be required to widen it to acceptable standard. Site would be isolated from settlement and accessed from the Portway.	Remove
3528	Winterbourne Motors and Field	10	N	P	N	N	N	N	N	10	Y	Y	Majority of the site falls outside the settlement boundary. Small part of the site with garage building and parking falls within settlement boundary.	Take forward

Area of search: Amesbury Community Area Remainder														
3529	Telephone Exchange, Winterbourne Dauntsey	8	N	N	N	N	N	N	N	8	Y	N	To improve existing access third party land would be needed to widen it and to provide visibility splays.	Remove
3553	Wandround Cottage, Winterbourne Dauntsey	9	N	N	N	N	N	N	N	10	Y	N	Poor access over the river, as highway is narrow and third party land would be required to widen it to acceptable standard. Site would be isolated from settlement and accessed from the Portway. Gaters Lane is of less than 5m width throughout.	Remove

Table D.6 SHLAA sites considered at Stage 2a for Amesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Great Wishford	S96	None
Porton	S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	S70, S127, S1041, S1042, S1048
Shrewton	S5, S51, S77, S113, S134, S209, S1066, 3384, 3385, <i>OM010</i>	S146, S150, S151, S152, S154, S1067
Tilshead	S78, 3383	None
The Winterbournes	S1006, S1055, 3222, 3529, 3553	S90, S91, S92, 3528

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

Table E.1 Stage 2b assessment of Large Villages in the Amesbury Community Area Remainder

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Have local housing needs for the Plan period already been met?	152	883	810	538	147
Number of dwellings in village (2006) ⁽⁴²⁾	2	24	64	9	0
Housing completions (2006 – 2016) ⁽⁴³⁾	0	3	10	2	1
Developable commitments (2016 – 2026)	1.3%	3.1%	9.1%	2.0%	0.7%
Proportionate % growth of village (2006 – 2026)					

42 2011 census data (minus housing completions 2011-2016)

43 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	<p>No. There is no Neighbourhood Plan under preparation. No RHNS available.</p>	<p>Yes. Porton is covered by the Idmiston Parish Neighbourhood Plan which will be subject to community referendum on 20th April 2017 and subsequently <u>made was 'made' in April 2017 following a successful referendum.</u></p>	<p>No. The Neighbourhood Plan preparation has been in abeyance until recently. There is an Area designation. Rural Housing Survey 2013-16 recommends: Subsidised rented housing 8x one bedroom homes for singles / couples (1x single level accommodation, 1x single level accommodation with warden / 24hr support) 3x two bedroom homes for families 1x three bedroom home for a family</p>	<p>No. The Neighbourhood Plan preparation has begun but at early stage. There is an Area designation. Rural Housing Survey 2016-19 recommends: Subsidised rented housing: 1x one bedroom home (assistance with personal care) 1x three bedroom home (single level, with access to e.g. Lifeline) Shared ownership / discount market homes</p>	<p>No. There is no Neighbourhood Plan under preparation. No RHNS available.</p>

Large Villages					
Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	Flood Zones 2 and 3 associated with the River Wylve lie to the west of the village in a half circle around the settlement with parts of the village affected. There is a Conservation Area covering most of the	There is a Conservation Area covering parts of the village east of the River Bourne. The village is dissected by the river which constitutes part of the River Avon	The village is dissected by the River Till SSSI and which also constitutes part of the River Avon SAC. The western part of the village is partially covered by SPZs 1, 2 and 3. The village also falls within the visitor catchment area of the	The Winterbourne Gunner Conservation Area covers large parts of the village; with some areas falling outside the settlement boundary. The River Bourne (Avon) SSSI lies to the west of the village and its flood zones	Tilshead has a Conservation Area which covers the predominant part of the village within the adopted settlement boundary. The village lies within 500m of the Salisbury Plain SPA. To the south of the village runs the River

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	village east of Station Rd. The Cranborne Chase and West Wiltshire Downs AONB lies immediately to the west outside the village. The only SHLAA submission at the village lies between the settlement boundary and the rail line.	SAC, and the village is partially covered by Flood Zones 2&3. The Porton Down SPA lies approximately 1,800m to the east from the centre of the village. Some of the small SHLAA sites fall within the adopted settlement boundary and the Conservation Area. The larger sites adjoin the settlement boundary.	Salisbury Plain SPA. SHLAA sites at Shrewton are predominantly outside the settlement boundary. Some are in direct proximity or near to constraints such as SPZs or the SSSI.	2&3 affect parts of the western fringes of the village. There is a county wildlife site at Winterbourne Water Meadows opposite East Farm to the west of the A338. Most SHLAA sites lie adjacent to the settlement boundary (bar one). Some SHLAA sites also lie on the western bank of the river away from the village and/or fall into open countryside.	Till which has a small flood zone (2&3) which affects mainly open countryside and the A360. One of the two SHLAA sites at the village lies inside the settlement boundary, the other adjacent to it.
Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?	Primary school provision	Primary school provision	Primary school provision	Primary school provision	Primary school provision

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	<p>Great Wishford Primary is already full and forecast to remain so. The school site is small but there may be capacity for a small extension, this would need to be confirmed through a feasibility study.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>	<p>The catchment area of St Nicholas Primary School is both Porton & Idmiston. At present the school is full but the school site is sufficient to make expansion possible.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all</p>	<p>Shrewton School is currently full and forecast to remain so. However the birth rate in the village has been lower for the last 3 years so our latest forecasts suggest there could be some surplus places by 2020. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located in the school building. If this could be relocated then the school could grow by one class (max 30 pupils).</p>	<p>Winterbourne Earls Primary School is almost full and forecast to remain so. The school site is not sufficient to further expand the school. They are popular and take a number of pupils from outside of their catchment area. So new homes would eventually effectively push children back to their local schools. However in the short term a large development may mean that people moving in with older children could be unable to gain a place at the school. The school is however likely to be able to admit pupils</p>	<p>St Thomas a Beckett Primary in Tilshead only has capacity for 70 pupils and is already full. The school is also quite isolated with no other schools within a few miles in any direction. The site is very small and expansion would not be possible.</p> <p>Secondary school provision</p> <p>Lavington Secondary is the catchment school and is already full and forecast to remain so. The school could be expanded however.</p>

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
		<p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury.</p>	<p>developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>The A338 is a national primary route. A regular bus service connects Porton with Salisbury.</p>	<p>Secondary school provision</p> <p>Amesbury Stonehenge School currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p> <p>Transport</p> <p>There is limited public transport available from Shrewton to Salisbury.</p>	<p>arising from a small level of development e.g. 30 units or less.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>The A338 is a national primary route. A regular bus</p>

Large Villages					
Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did respond to the Reg18 consultation on the Housing Site Allocations DPD: Effects of army rebasing; scope of the neighbourhood plan; number of units to plan for; preferred area for growth east of the village due to traffic problems at the village.	service connects the Winterbournes with Salisbury and Porton. The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to recent consultation on the Housing Site Allocations DPD.

Assessment Criteria		Large Villages				
		Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	1 SHLAA site S96	11 SHLAA sites S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	15 SHLAA sites S5, S51, S77, S113, S134, S146, S150, S151, S152, S154, S209, S1066, S1067, 3384, 3385	9 SHLAA sites S90, S91, S92, S1006, S1055, 3222, 3528, 3529, 3553	2 SHLAA sites 3383, S78
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽⁴⁴⁾)?	0	5 (301 dwellings) SHLAA sites S70, S127, S1041, S1042, S1048	6 (789 dwellings) (S146; S150; S151; S152; S154; S1067)	4 (189 dwellings) (S90; S91; S92; 3528)	0

44 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	<p>Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?</p> <p>Summary and conclusions</p>	N/A	<p>The Idmiston Neighbourhood Plan (which includes Porton) was subject to referendum on 20 April 2017 and subsequently made.</p> <p>The plan aims to meet local housing needs, therefore the neighbourhood plan is the appropriate mechanism for allocating housing sites.</p>	<p>Primary school provision is somewhat limited, however it is likely that there could be space for approx. 30 additional pupils subject to the nursery being relocated.</p> <p>There is no reason to remove this Large Village from further consideration in the site selection process.</p>	<p>Primary school provision is somewhat limited, however, the school is likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>There is no reason to remove this Large Village from further consideration in the site selection process.</p>

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	REMOVE	REMOVE	TAKE FORWARD	TAKE FORWARD	REMOVE
	Conclusion:				

Table E.2 SHLAA sites considered at the Stage 2b assessment of Large Villages in the Amesbury Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Great Wishford	N/A	None
Porton	S70, S127, S1041, S1042, S1048	None
Shrewton	None	S146, S150, S151, S152, S154, S10
The Winterbournes	None	S90, S91, S92, 3528
Tilshead	N/A	None

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

Table F.1 Generic Assessment Scale⁽⁴⁵⁾

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

45 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
5a	Minimise our impacts on climate change through reducing greenhouse gas emission
5b	Minimise our impacts on climate change through reducing our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Amesbury, Bulford and Durrington

Area of search: Amesbury, Bulford and Durrington													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					
Amesbury																				
3379	Land to the north of London Road, Amesbury	c.101	--	-	--	--	--	-	--	--	--	-	++	-	+	+	+	+	Yes	
Durrington																				
S98	Land to the rear of Durrington Manor, Durrington	c.103	--	-	--	--	-	--	--	--	--	-	++	-	-	+	+	+	+	Yes
3154	Piece Meadow, Durrington	c.14	--	0	--	--	-	--	--	--	--	-	+	-	-	+	+	+	+	Yes
3179	Land to the south of Larkhill Road, Durrington	c.143	--	-	--	--	-	--	--	--	--	-	++	-	-	+	+	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S98 - Land to Rear of Durrington Manor, Durrington</p>
<p>Site Overview</p> <p>This site option is located to the north-west of Durrington. With an area of 4.64ha the site has capacity for approximately 103 dwellings; although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified.</p> <p>The assessment has identified five moderate adverse effects that are likely to arise from development at the site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1 however there is a nearby area of Flood Zone 2/3 30m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The proposed development may affect the setting of listed buildings, particularly the setting of the adjacent Grade II listed buildings and the Durrington Conservation Area. There is significant archaeology adjacent to this site and running into the site. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). Potential landscape and visual impacts associated with the removal of vegetation to provide access for the development could be problematic to mitigate (SA Obj. 7).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. Housing development at the site may be subject to noise pollution from road traffic and a noise assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).</p> <p>Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development (SA Obj. 9).</p> <p>Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation that may arise from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site S98 - Land to Rear of Durrington Manor, Durrington

The assessment has also identified several beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, this constitutes a moderate benefit due to the site's capacity (SA Obj. 8). A moderate beneficial effect is also assessed in terms of the potential for the site to contribute to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is assessed due to the direct and indirect support to employment that will arise from the development (SA Obj. 12).

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 3154 - Piece Meadow, Durrington

Site Overview

This site option is located at Piece Meadow at Durrington. With an area of 0.59ha the site has a potential capacity for approximately 14 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The site has high archaeological potential. A Heritage Impact Assessment and archaeological assessment would be needed to support any planning application (SA Obj. 6).

A number of minor adverse effects have been identified. The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The potential for landscape and visual impacts from development are limited and could be mitigated through landscape planting to complement existing vegetation (SA Obj. 7). With regard to the proposed

Sustainability Appraisal - Summary of Assessment

Site 3154 - Piece Meadow, Durrington

scale of development (approx. 14 units), it is considered possible to accommodate the additional pupils at local primary schools, however mitigation may be required to address the additional pressure on health facilities and secondary school provision (SA Obj. 9).

Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

No impact is expected on the efficient and effective use of land as the site is currently occupied by a single dwelling in its gardens together with part of a paddock and therefore would not affect BMV, and is not located within a Mineral Safeguarding Area (SA Obj. 2).

The assessment has also identified several minor beneficial effects. Development of the site would result in the provision of homes in the area which would help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

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

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 3179 - Land to the south of Larkhill Road, Durrington

Site Overview

This site option is located to the south of Durrington. With an area of 10.66ha the site has a potential capacity for approximately 143 dwellings; although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 1). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The southern portion of the site is within Flood Zone 2/3. The development could increase flood risk and contribute to surface water runoff to the River Avon. A flood risk assessment would be required. Ground conditions may make mitigation of surface and groundwater effects problematic to achieve (SA Obj. 5b). While development of the site would not

Sustainability Appraisal - Summary of Assessment

Site 3179 - Land to the south of Larkhill Road, Durrington

directly affect any designated heritage assets, the site has the potential to impact on the setting of Stonehenge and Avebury World Heritage Site and Durrington Walls and Woodhenge Scheduled Monuments. Surrounding historic landscape is deemed to be highly sensitive and archaeological potential is considered high. Mitigation for development of the site as proposed is considered to be problematic. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6).

A number of minor adverse effects have been identified. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment would be required in relation to an adjacent industrial use and pump house (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Potential landscape and visual impacts from development of the whole site would be negative due to uncharacteristic extension of the settlement pattern, however, this could be adequately mitigated by focussing development close to the road and through design, such as landscape planting (SA Obj. 7).

Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development. (SA Obj. 9).

Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

The assessment has also identified several beneficial effects. Development of the site would provide moderate beneficial effects by providing a range of homes which help meet the identified need for affordable housing (SA Obj. 8). Minor benefits would be provided as development of the site would contribute to the local economy through increased use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

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

Table F.7

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

This site option is located off of London Road in Amesbury. With an area of 4.48ha the site has a potential capacity for approximately 101 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

The assessment has identified five moderate adverse effects. HRA screening has shown that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to a significant increase in demand for water and sewer capacity, which is considered possible to accommodate. However, the site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is not within an AQMA however there are likely to be adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, topographical issues may make mitigation of noise impacts from the adjacent A303, through provision of a landscape buffer, problematic to achieve (SA Obj.4). The site is located within Flood Zone 1 however, land north of the A303 (up to 20m away from the site) is within Flood Zone 2/3. There is potential to increase flood risk off site through increased surface water runoff development. Ground conditions may influence the choice of surface water management techniques to address increased flood risk from development of the site and this may result in a reduced area for housing. A flood risk assessment would be required (SA Obj. 5b). There are known archaeological assets on and adjacent to the site, including barrows and burials. The site also has high archaeological potential. An archaeological assessment would be required however mitigation could be problematic to achieve (SA Obj. 6).

The assessment has identified a range of minor adverse effects. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Landscape and visual impacts from development are limited and could be adequately addressed through the provision of landscape planting (SA Obj. 7). The development of this site would increase pressure on local schools and health facilities. Planned new primary provision could be expanded further to accommodate this site. Secondary school provision is currently being expanded and would need to be expanded further if this site goes ahead (SA Obj. 9).

The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to supply a range of homes which help meet the identified need for affordable housing (SA Obj. 8).

Three minor benefits are also identified. The location of the site constitutes a minor beneficial effect as the site is well located on the edge of Amesbury and therefore non-motorised and public transport access to jobs, services and facilities would reduce dependency on private vehicles (SA Obj. 10). The increase in dwellings would support the local economy by increasing the use of local shops and services (SA Obj. 11). Local employment sites would be beneficially affected through the increased population and the creation of construction jobs (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, this site is considered to be less sustainable within this area of search.

Table F.8

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 3154 - Piece Meadow, Durrington
- Site 3179 - Land to the south of Larkill Road, Durrington

Less sustainable options for development:

- Site S98 - Land to the rear of Durrington Manor, Durrington
- Site 3179 - Land to the north of London Road, Amesbury

Sites which should not be considered further:

- There were no sites within this area of search that should not be considered further

Table F.9 Stage 3 scoring summary chart for Amesbury Community Area Remainder

Area of search: Amesbury Community Area Remainder													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
Shrewton															
S146	Land to the west of Tanner's Lane and south of the Hollow, Shrewton	c.289	---	--	---	-	-	--	-	+++	-	--	+++	+	No
S150	Land north of the A360, Shrewton	c.156	---	--	---	-	--	---	---	+++	--	--	+++	+	No
S151	Land South of Nettleley Farm, Shrewton	c.109	---	-	---	-	-	--	-	+++	-	--	+++	+	No
S152	Land at Rolleston Manor Farm, Shrewton	c.8	---	-	---	-	---	---	-	+	-	---	+	+	No
S154	Land to the south of London Road, Shrewton	c.200	---	-	---	-	--	-	-	+++	-	--	+++	+	No
S1067	Land off Maddington Street, Shrewton	c.27	---	-	---	-	-	--	-	++	--	-	+	+	No
The Winterbournes															
S90	Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes	c.103	-	-	--	---	-	--	-	+++	--	-	+++	+	No

Table F.10

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S146 – Land to the west of Tanner’s Lane and south of the Hollow, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 19.27ha, the site has a capacity for approximately 289 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The western half of the site is within Source Protection Zone 3, and partly within Zones 1 and 2. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to the River Till SAC which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff (SA Obj. 3).</p> <p>Three moderate adverse effects have been identified. Whilst this site option would result in undeveloped land being occupied by housing, the western part of the site is remote from the village with poor connections to Shrewton. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if development of the land resulted in the loss of Best and Most Versatile agricultural land (SA Obj. 2). The site is located within Flood Zone 1, however the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring would be required given the underlying geology and topography of the site, to avoid flooding, and a Flood Risk Assessment would be required. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village, may make this more problematic (SA Obj. 5b). Due to the size of the site it could facilitate walking/cycling infrastructure; however in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. Additionally, the size of the development will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).</p> <p>A number of minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A noise assessment for road traffic would be required (SA Obj. 4). Whilst greenhouse gas emissions will</p>

Sustainability Appraisal - Summary of Assessment

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

inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, Scheduled Monuments or conservation areas. However, the archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). Development would result in some urbanisation effects. Intervisibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be reloated to allow growth of the school. A maximum of 100 houses would be required in order for this solution to work. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).

Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

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

Table F.11

Sustainability Appraisal - Summary of Assessment

Site S150 – Land north of the A360, Shrewton

Site Overview

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

Assessment Results

Three major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible

Sustainability Appraisal - Summary of Assessment

Site S150 – Land north of the A360, Shrewton

to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements would also be required. There is potential for surface water pollution caused by surface water runoff into the River Till (SA Obj. 3). Development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor (SA Obj. 7).

Five moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Whilst this site option would result in undeveloped land being occupied by housing, the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village (SA Obj. 2). The site is located within Flood Zone 1 however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures would be required and a Flood Risk Assessment would also be required. Investigation of off-site connection arrangements may need to be undertaken. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, development would have significant impact on rural setting of several listed buildings including a Grade II church and a Heritage Impact Assessment would be required. The archaeological potential is low/medium and an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is some distance (1,000m +) from the services and amenities in Shrewton, and is isolated from the existing built form. The site would access directly onto the A360 which has no footways something which would increase its poor connectivity for non-car users. The provision of mitigation for footways via third party land may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

Two minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S150 – Land north of the A360, Shrewton</p>
<p>Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).</p> <p>Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should <u>not</u> be considered further in the site selection process.</p>

Table F.12

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S151 – Land south of Nettley Farm, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 4.85ha the site has a capacity for approximately 109 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p>

Table F.13

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S152 – Land at Rollestone Farm, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 0.28ha the site has a capacity for approximately 8 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Four major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity</p>

Sustainability Appraisal - Summary of Assessment

Site S152 – Land at Rollestone Farm, Shrewton

of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). Whilst impacts on local fresh water supply and foul water infrastructure could be mitigated through targeted investment proportionate to the level of development which is very modest (approx. 8 units), the site falls within the River Avon catchment and the HRA Screening concluded that abstraction would affect flows in the River Till. On balance the likely effects of the development on this objective would be major adverse (SA Obj. 3). A high level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. The archaeological potential is medium and therefore an archaeological assessment would be required. Development of the site would have an adverse effect the setting and significance of the listed Rollestone Manor which could not be mitigated (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Site investigations and monitoring would be required to determine the risk of flooding and a Flood Risk Assessment would be required. The foul water system in the area is subject to groundwater induced sewer flooding and mitigation would be required (SA Obj. 5b). The site is located on the south eastern fringe of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rollestone Road which has an existing link onto the A360. The development would generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would result in potential landscape and visual impacts however these can be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7).

Three minor beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). The development will also generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12).

Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Table F.14

Sustainability Appraisal - Summary of Assessment
Site S154 – Land to the south of London Road, Shrewton
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 13.35ha the site has a capacity for approximately 200 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is within a sensitive groundwater area so groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements. A Flood Risk Assessment will be required. The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction (SA Obj. 3).</p> <p>Four moderate adverse effects have been identified. The site is located within Flood Zone 1. The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. The foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions (SA Obj. 5b). To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury and Associated Sites World Heritage Site. All of these assets have the potential to be visually impacted by development at the site and a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

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

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW SHRE1 which passes across the site linking Nett Road with London Road would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road (SA Obj. 7).

Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

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

Table F.15

Sustainability Appraisal - Summary of Assessment

Site S1067 – Land off Maddington Street, Shrewton

Site Overview

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

Assessment Results

Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites

Sustainability Appraisal - Summary of Assessment

Site S1067 – Land off Maddington Street, Shrewton

in Shrewton (SA Obj. 1). The site falls within Source Protection Zones 1, 2 and 3 and the Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require monitoring of groundwater levels. Sustainable Drainage Systems are unlikely to be feasible in groundwater areas. Reinforcements and improvements to fresh water/foul water infrastructure would be required subject to capacity appraisals and there is the risk of sewer flooding. Due to proximity to the River Till SAC, which drains into River Avon, there is also potential for surface water pollution caused by surface water runoff (SA Obj. 3).

Two moderate adverse effects have been identified. The site is located within Flood Zone 1 and approximately 80m north west of the Flood Zone 2/3 associated with the River Till. A Flood Risk Assessment would be required. Ground conditions require careful assessment of possible drainage solutions and a site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. The foul water system in the area is subject to groundwater induced sewer flooding. Mitigation is likely to prove problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility. However, the archaeological potential is medium and therefore an archaeological assessment would be required (SA Obj. 6). The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts and mitigation is possible. There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S1067 – Land off Maddington Street, Shrewton</p>
<p>Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should <u>not</u> be considered further in the site selection process.</p>

Table F.16

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S90 – Land between Winterbourne Earls Village School and the Railway Line</p>
<p>Site Overview</p> <p>This site option is located in the village of Winterbourne Earls. With an area of 4.56ha the site has a capacity for approximately 103 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p>

Table F.17

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S91 – Land by Summerlug Estate and Railway, The Winterbournes</p>
<p>Site Overview</p> <p>This site option is located in the village of Winterbourne Earls. With an area of 2.9ha the site has a capacity for approximately 65 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).</p> <p>Three moderate adverse effects have been identified. The site falls within the catchment of the Hampshire Avon. Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. There are foul water and surface water infrastructure deficits which will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of sustainable drainage systems, and groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. Technical solutions may have to be agreed, and investment into infrastructure may be required (SA Obj. 3). The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. A Flood Risk Assessment would be required. Potential adverse effects from surface water and</p>

Sustainability Appraisal - Summary of Assessment

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

groundwater flooding could be mitigated through engineering solutions however solutions could be problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).

A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site. Archaeological potential is also low however archaeological assessment would still be required (SA Obj. 6). It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts though there are some concerns regarding coalescence with Hurdcott; these effects could be mitigated successfully through landscaping and the provision of green infrastructure (SA Obj. 7). The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities will result in reliance on the private car (SA Obj. 10).

One major beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). A moderate beneficial effect has been identified as the development will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and a minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

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

Table F.18

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Site Overview

This site option is located in the village of Winterbourne Earls. With an area of 0.46ha the site has a capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Assessment Results

One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).

Two moderate adverse effects have been identified. Capacity appraisals need to be undertaken in relation to the supply of water as well as foul drainage for which there is currently limited capacity. Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development. The site is within a groundwater sensitive area so groundwater monitoring will be required. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and some 400m east of an area of flood risk (Flood Zone 2/3). Surface water management is likely to be an issue due to ground conditions. A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site (SA Obj. 5b).

A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly a Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). While the presence of alternative modes of travel is positive this is somewhat diminished by the unsuitability of the A338 for cycling; and due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car (SA Obj. 10).

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

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

Table F.19

Sustainability Appraisal - Summary of Assessment

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

Site Overview

This site option is located between Winterbourne Gunner and Winterbourne Dauntsey. With an area of 0.36ha the site has a capacity for approximately 10 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Four major adverse effects have been identified for this site. The predominant part of the site is designated as a County Wildlife Site. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site (SA Obj. 1). The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have a major adverse effect on the conservation area since it would result in the loss of land which provides a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely to be possible (SA Obj. 6). The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy (SA Obj. 12).

Two moderate adverse effects have been identified. The site is in a groundwater sensitive area and groundwater monitoring would be required. There is limited capacity in water supply mains and local foul water systems therefore further work is needed to confirm the scope of improvements.

Sustainability Appraisal - Summary of Assessment

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

An offsite connecting sewer is required with downstream upsizing works. There are no public surface water systems at this location and the site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic (SA Obj. 3). The site is located within Flood Zone 1 and approximately 40m south of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. The feasibility of surface water attenuation/disposal on and off-site would need to be investigated. This location is also subject to groundwater induced sewer flooding and further investigation would be required (SA Obj. 5b).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site falls into the Special Landscape Area however with measures should be possible to mitigate this with appropriate screening and green infrastructure (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). The site lies in close proximity to bus stops and there are opportunities for walking to nearby facilities as footways exist either side of the A338. This could reduce the need to travel by car. Higher order settlements such as Salisbury could also be accessed by bus within 20 minutes. However due to the general location of the site and the limited availability of services and facilities the majority of trips would be undertaken by the private car (SA Obj. 10).

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8).

Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Table F.20

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;

Sustainability Appraisal - Conclusions & Recommendations

- 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:

- No sites have been identified as more sustainable in this area of search

Less sustainable options for development:

- No sites have been identified as less sustainable in this area of search

Sites which should not be considered further:

- Site S146 - Land to the west of Tanner's Lane and south of The Hollow, Shrewton
- Site S150 - Land north of the A360, Shrewton
- Site S151 - Land south of Nettley Farm, Shrewton
- Site S152 - Land at Rollestone Manor Farm, Shrewton
- Site S154 - Land to the south of London Road, Shrewton
- Site S1067 - Land off Maddington Street, Shrewton
- Site S90 - Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes
- Site S91 - Land by Summerlug Estate and Railway, The Winterbournes
- Site S92 - Land by Railway Line and Vicarage, The Winterbournes
- Site 3528 - Land adjacent and including Winterbourne Motors, The Winterbournes

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 at Amesbury and Durrington that can be site allocations⁽⁴⁶⁾.
- G.2** At this location it has been necessary to consider two 'less sustainable' sites. The reason for this is twofold. Firstly, stage 3 identified a number of impacts in relation to the 'more sustainable' sites, mitigation of which would potentially require a reduction to the net developable area and undermine the ability to meet the remaining requirement. The second was to ensure that the only potential site in Amesbury was considered in more detail due to its role as a Market Town within this Community Area.
- G.3** All the site options resulting from stage 3 are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.4** The site options that resulted from stage 3 are:

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽⁴⁷⁾
S98	Land to the rear of Durrington Manor, Durrington	4.64	103
3154	Piece Meadow, Durrington	0.59	14
3179	Land to the south of Larkhill Road, Durrington	10.66	143
3379	Land to the north of London Road, Amesbury	4.48	101
TOTALS			361

46 Stage 2a removed all sites at Bulford from further consideration in the site selection process.

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

- G.5** The discussion that follows focuses upon place/ site specific constraints for Amesbury, Bulford and Durrington 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 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>New development in the area would have the potential to generate impacts on the River Avon SAC (impacts in respect of water abstraction and habitat loss) and Salisbury Plain SPA (increase in recreational visitor pressure). The allocation of housing sites in Durrington, in combination with proposals relating to the Army Basing programme may lead to significant effects on designated sites and qualifying features. Mitigation of these effects may be problematic.⁰ <u>An addendum to the HRA has been prepared to support the submission draft plan. The Council is working constructively with Natural England, Environment Agency, Wessex Water and neighbouring authorities on a solution to deliver 'phosphate neutral development'.</u>⁰</p>	<p>Cumulative impacts relating to multiple developments in the area, including effects emanating from the Army Basing programme would need to be monitored and addressed in order to support further growth. Development proposals would need to be informed by a detailed ecological survey. Guidance in respect of managing potential impacts on the River Avon SAC and Salisbury Plain SAC/SPA should be sought from Natural England and the Council. A mitigation strategy for the Salisbury Plain SPA has been agreed with Natural England.</p>
<p>Hedgerows and any mature trees on sites or adjacent land should be retained, protected and, wherever possible, enhanced to bolster local diversity and increase habitat connectivity.</p>	<p>Habitats feature such as mature trees and hedgerows (Priority Biodiversity Action Plan (BAP habitats) should be protected and enhanced through the use of green infrastructure buffers. The addition of planting schemes may result in a reduction in the developable capacity of the site.</p>
<p>All sites in the area are susceptible to surface water flooding due to seasonal fluctuations in the local groundwater system. This may influence the design of drainage attenuation features.</p> <p>Surface water systems would need to be sealed as per local sewers and there are no existing public storm water systems at Durrington.</p>	<p>An assessment of soil/groundwater conditions would be required in order to support any subsequent planning application. As anticipated by Core Policy 68 of the Wiltshire Core Strategy and the Framework, the assessment would need to inform the design of any subsequent proposals and therein promote a sustainable drainage strategy for the site.</p> <p>The risk of surface water flooding in the area, combined with the sensitivity of the qualifying features associated with the River Avon SAC and</p>

	the potential limitations of ground conditions (chalk), applications for all sites in this area should include a FRA.
There are some limitations to sewer services as there is currently limited capacity available for foul water flows.	Development proposals would need to be informed by a detailed water infrastructure capacity assessment. Such work would need to be undertaken in dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency. Where necessary, capacity improvements would need to be delivered in a timely and efficient manner. Any connection to foul drainage systems would likely be subject to downstream improvements to Sewage Treatment Works, for which contributions may be sought.
Groundwater Protection	As anticipated by Core Policy 68 of the Wiltshire Core Strategy, development proposals would need to respect protected groundwater resources in line with the Environment Agency's (EA) standing policy advice.
This area has high archaeological potential and archaeology has been found on or adjacent to the sites in Amesbury and Durrington.	An archaeological assessment would be required in order to support any subsequent planning application. Mitigation measures may result in reduction of the overall developable area of sites.
Sites at Durrington have potential to impact on the setting of the Stonehenge and Avebury World Heritage Site.	A Heritage Impact Assessment <i>detailed heritage assessment</i> would be required to support any subsequent planning application to ensure appropriate protection is afforded to the setting and Outstanding Universal Value (OUV) of the Stonehenge and Avebury World Heritage Site (WHS).
Doctor's surgeries in this area currently have capacity issues. Mitigation would be required to support additional patient demand arising from housing development.	Contributions may be sought in order to expand local healthcare provision
Cycle and pedestrian routes (and linkages) would need to be improved in order to reduce the impact of private transport. Development in this area would have the potential to exacerbate major accident clusters at Countess Roundabout (within 3km) and A345/High St. There may be congestion around A345 and Larkhill Road junctions.	Development proposals should incorporate measures to reduce reliance on private car journeys. Development proposals should aim to contribute towards the construction of new pedestrian and cycling routes – e.g. Wiltshire Council's - Amesbury

	Cycle Network proposals. Cycling and walking permeability should be encouraged within the subsequent design of all sites.
At Durrington, the secondary school is already planned for expansion to help address the Army Basing programme. Additional development would potentially require further expansion. However, this is considered to be deliverable.	Contributions may be sought in order to expand local education provision.
At Durrington, there is currently capacity in the local primary schools to accommodate pupils from a maximum of 60 new dwellings.	Contributions may be sought in order to expand local education provision.
At Amesbury, the local primary schools have limited potential to expand. However, there is potential to consider making a planned new school larger if the site goes ahead.	Contributions may be sought in order to expand local education provision.
At Amesbury, secondary school provision is undergoing expansion and could be expanded further if necessary.	Contributions may be sought in order to expand local education provision.

SHLAA ref	Site Name
Site S98	Land to the rear of Durrington Manor, Durrington

Figure G.1 Site S98 - Land to the rear of Durrington Manor, Durrington

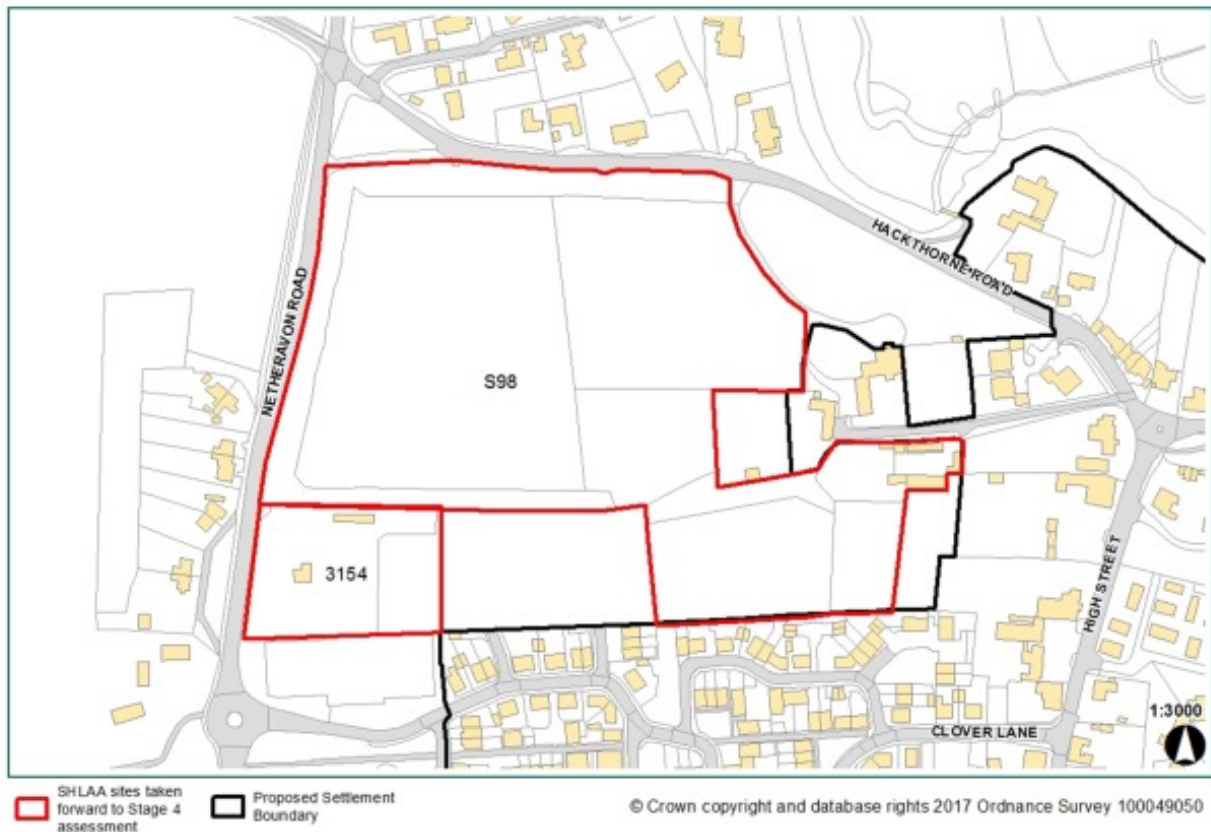


Table G.3 Site S98 - Land to the rear of Durrington Manor, Durrington

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The SHLAA site is enclosed by a tree belt at its northern, western and southern boundaries. These areas, which are subject to Tree Preservation Orders, would need to be excluded from the allocation. Access from Netheravon Road would not be acceptable because of its visual impact on the tree belt. These

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
	<p>constraints provide considerations that support limiting development to a south eastern section of the site subject to suitable vehicular access being achievable.</p> <ul style="list-style-type: none"> In terms of visual impact development in athe south eastern section of the site could be much more visually contained by existing or committed development on three sides. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is partly within the Durrington Conservation Area and in close proximity to Listed Buildings. The site also contributes to a wider historic landscape character linked to the Manor, its grounds and setting. A large scale of development involving the whole of the site would be likely to have unacceptable impacts, upon the significance of heritage assets (and their settings) that could not be adequately mitigated. This reduces the indicative dwelling capacity of the site. If development is restricted to athe south eastern portion of the SHLAA site, the design and layout of a scheme would need to be closely guided by a Heritage Impact Assessment (HIA) detailed heritage assessment in order to: <ul style="list-style-type: none"> preserve and enhance the character of appearance of the conservation area; and prevent limit harm to the significance of listed buildings <p>Development proposals must protect and enhance these important heritage assets and their settings in a manner appropriate to their significance. Alongside screening, this is likely to include avoiding the development of some parts of the site in order to retain the value of the settings to heritage assets. This will reduce the developable area of the site further.</p>
Accessibility	<p>The site has good access to services at the town as well as public transport. Residents would be able to walk and cycle to the High Street, however improved links would need to be provided. These could be achieved most effectively by the development of this site being considered alongside the adjacent parcels of land to the west. The land immediately adjacent already benefits from an extant permission (S/2007/1698 refers).</p> <p>Similarly, a vehicular access to the site is considered achievable, but only if comprehensively developed alongside the adjacent land to the west comprising the site with extant planning permission and SHLAA site 3154. Notwithstanding that the sites are in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses accessibility constraints in an effective manner.</p>

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
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 likely reduce substantially the dwelling capacity of the site.</p> <p>In order to avoid harmful impacts on the <i>character or appearance of the</i> Conservation Area and <i>significance of</i> Listed Buildings (and their settings), the developable area of the site would need to be substantially reduced and limited to the south eastern section of the site.</p> <p>In the light of this as well as the vehicular access constraints, this site option must be considered in combination with land to the west, including SHLAA site 3154.</p> <p>Based on the mitigation measures identified above and the subsequent reduction to the net developable area (to approximately 0.7ha), the site could accommodate approximately 15 dwellings.</p>
Step 2	
Fit with area strategy	<p>The Amesbury area strategy <i>Wiltshire Core Strategy (WCS)</i> identifies the need to make Durrington and Bulford more self-contained with more local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings in an area of search, where there is an indicative residual requirement of 73 homes at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	Development of this site would extend the built form when developed holistically with land to the west (including SHLAA site 3154) it would link into recently permitted development, open space, pedestrian and vehicular routes within the village.

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
	<p data-bbox="371 293 1433 607">Development of this site would also generate some potentially significant adverse impacts in relation to designated heritage assets (Conservation Area, Listed Buildings), access/egress and existing vegetation that would be largely mitigated by a substantial reduction of the developable area. The developable area would be reduced to approximately 0.7ha in the south eastern portion of the site. This would have the effect of reducing the potential deliverable quantum to approximately 15 dwellings. Notwithstanding such a reduction, development would still be required to preserve or enhance the character or appearance of the Conservation Area and the significance of listed buildings.</p> <p data-bbox="371 640 1433 775">The overall sustainability benefit of this site is therefore considered to be moderate because there is some scope for affordable housing and adverse effects appear to be reasonably straightforward to mitigate, especially if developed with adjacent land to the west including SHLAA site 3154.</p>

SHLAA ref	Site Name
Site 3154	Piece Meadow, Durrington

Figure G.2 Site 3154 - Piece Meadow, Durrington

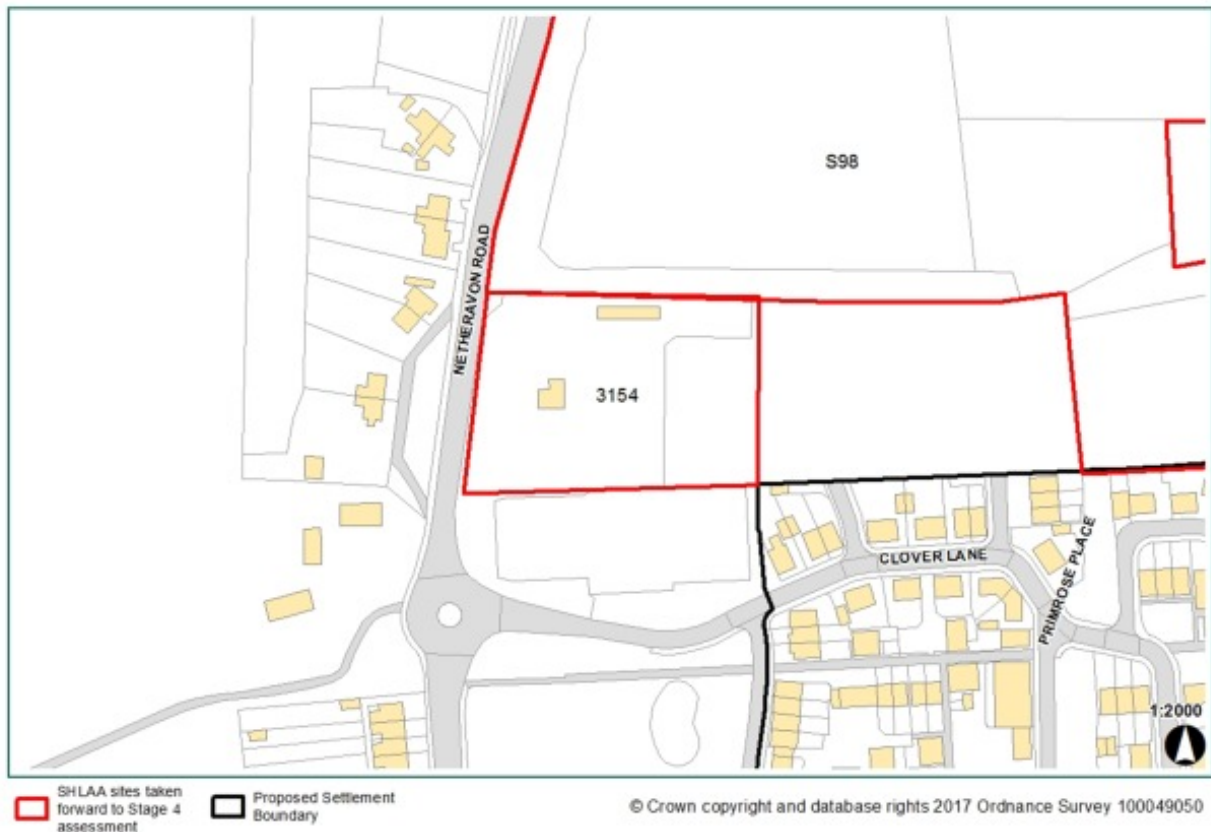


Table G.4 Site 3154 - Piece Meadow, Durrington

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Significant archaeology has been found adjacent to and running onto the site. The site has a high potential for further archaeology. Further assessment would be required in order to support and inform any subsequent development proposals. Moreover, mitigation measures may result in the capacity of the site being reduced.
Accessibility	The site has good access to services at the town as well as public transport. Residents would be able to walk and cycle to the High Street, however improved links would need to be provided. These could be achieved most effectively by

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
	<p>the development of this site being considered alongside the adjacent parcels of land to the east. The land immediately adjacent already benefits from an extant permission and could accommodate 15 dwellings (S/2007/1698 refers).</p> <p>The site has an existing access onto Netheravon Road (A345) which serves the existing dwelling on the site. However, the intensification of this existing access is not considered appropriate.</p> <p>Accordingly, the site should be comprehensively developed alongside land to the east of the site (the immediately adjacent land is in the same ownership) including SHLAA site S98.</p>
Overall suitability	The identified constraints to development are considered to be surmountable.
Step 2	
Fit with area strategy	<p>The Amesbury area strategy identifies the need to make Durrington and Bulford more self-contained with increased local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure the viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	Development of approximately 0.58ha on this site would have the capacity of approximately 15 dwellings. It would extend the built form when developed holistically with land to the east (including SHLAA site S98) it would link into recently permitted development, open space, pedestrian and vehicular routes within the village.

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
	This site does have some adverse impacts. However these are likely to be relatively straightforward to mitigate and the net sustainability benefit is considered to be moderate because there is some scope to provide affordable housing, particularly if developed with SHLAA site S98.

SHLAA ref	Site Name
Site 3179	Land to the South of Larkhill Road, Durrington

Figure G.3 Site 3179 - Land to the south of Larkhill Road, Durrington

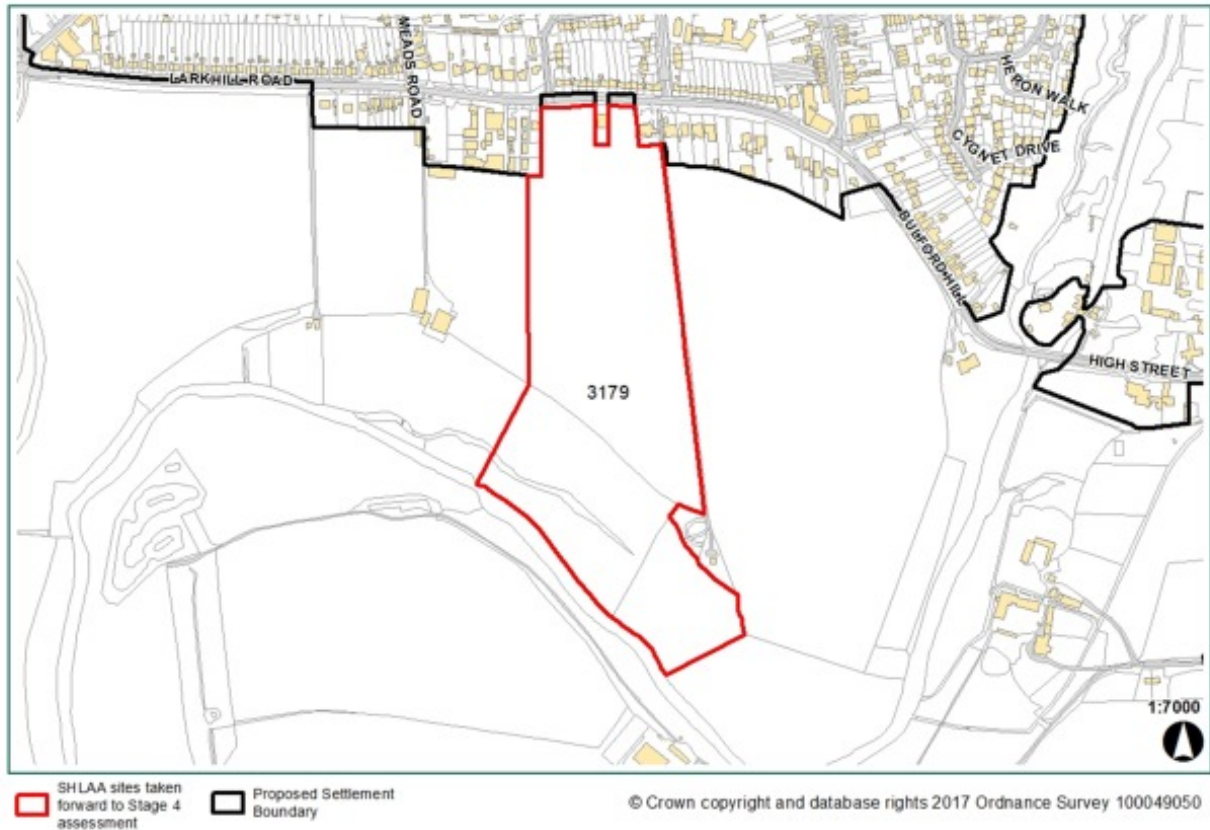


Table G.5 Site 3179 - Land to the South of Larkhill Road, Durrington

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Development on the whole SHLAA site southwards towards the extent of the floodplain would be an incongruous and unacceptable visual intrusion into the open countryside. Development should reflect the character and <i>relatively</i> linear pattern of existing housing development on the southern side of Larkhill Road, with houses fronting the road and rear gardens facing out towards the river. This

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
	<p>would provide a continuous landscaped edge to the built up area. <i>The planting of a</i> limited number of trees would help to filter views between the open countryside and the new housing.</p> <ul style="list-style-type: none"> The site abuts one existing dwelling on three sides of its curtilage property, and is adjacent to another. Proposals must incorporate considerations of the impact on the existing residents and businesses adjacent to the new development. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Development of the whole SHLAA site would have a detrimental effect on the setting of nearby scheduled monuments within the World Heritage Site including Durrington Walls and Woodhenge. Moreover, development may lead to adverse impact on the setting of the River Avon and its valley. This further justifies the need to limit the location/siting of development on the site. The historic landscape sensitivity <i>of the area</i> is considered to be high with post-medieval water meadows intact. This interest would be protected by restricting development to follow the existing built up form of the settlement. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> Coastal and Floodplain Grazing Marsh Biodiversity Action Plan (BAP) Priority Habitat is located on the southern boundary of the site. Development proposals might include protection and, where possible, enhance <i>mentof</i> local habitat features. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> The layout of new housing might require separation or other form of attenuation from industrial uses to the west of the site, including a concrete plant. Detailed siting and design would be informed by a noise impact assessment. <p>CLIMATE CHANGE AND FLOODING</p> <ul style="list-style-type: none"> The area of the SHLAA site that is within Flood Zone 2/3 should be excluded from development and a 20m stand-off to the main channel would be required. However, development should be restricted to an area that corresponds to the southerly extent of existing built form to the south of Larkhill Road.
Accessibility	<p>The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space, therefore residents would be able to access facilities by walking and cycling.</p> <p>The site could be accessed directly from Larkhill Road.</p>

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
Overall suitability	<p>Due to landscape and heritage considerations, development on this site should be limited to the northern edge of the site and should not extend further south than the existing development on the southern side of Larkhill Road.</p> <p>The resulting area of the site that could be developed is approximately 0.8 ha and would have an approximate capacity of 15 dwellings.</p> <p>The pattern of development should be a linear frontage of houses along Larkhill Road, to reflect the existing pattern and character of development along the road. The southern edge of the site should contain gardens/open space to the southern boundary, to soften the urban edge that faces the open countryside.</p>
Step 2	
Fit with area strategy	<p>The Amesbury area strategy identifies the need to make Durrington and Bulford more self-contained with more local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings in the area of search, where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of approximately 0.8ha at the northern section of the SHLAA site would have a capacity of approximately 15 dwellings and would marginally extend the built form of Durrington but stays within the pattern of the existing built form. It fits with the area strategy.</p> <p>As reduced in size for landscape and heritage considerations, the site has minor adverse impacts capable of mitigation but benefits are limited though it can provide some scope for affordable housing. Its net sustainability benefit is considered to be moderate.</p>

SHLAA ref	Site Name
Site 3379	Land to the North of London Road, Amesbury

Figure G.4 Site 3379 - Land to the north of London Road, Amesbury

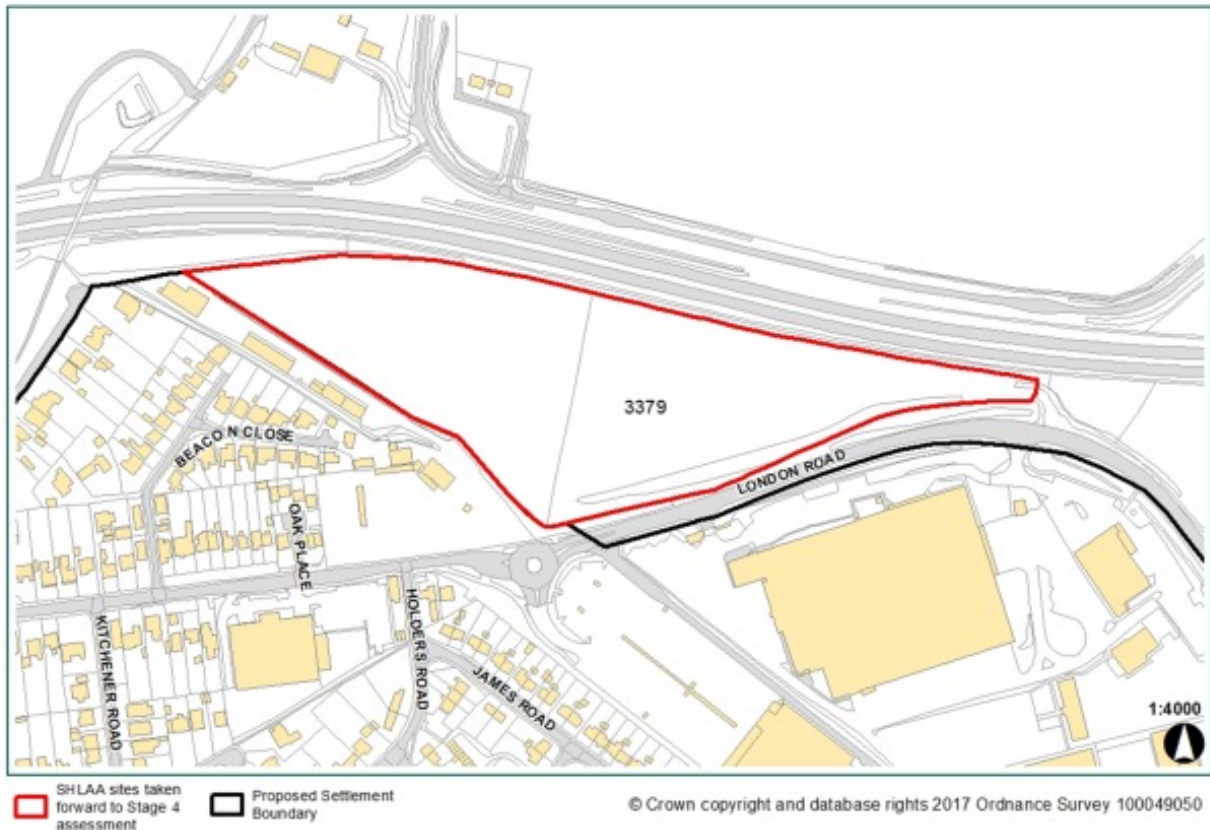


Table G.6 Site 3379 - Land to the North of London Road, Amesbury

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
Step 1	
SA effects and mitigation measures	<p>TRANSPORT-</p> <ul style="list-style-type: none"> <i>The site was identified within the plans for the proposed dualling of the A303, however updated plans show that it is not likely to be required within the dualling project.</i> The site may be required to provide for the dualling of the A303. This presents a potential conflict preventing development of the site; particularly as the A303 is considered to be of strategic importance to the Primary Route Network⁽⁴⁸⁾.

48 <http://roads.highways.gov.uk/projects/a303-stonehenge-amesbury-and-berwick-down/>

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
	<p>Air quality and pollution</p> <ul style="list-style-type: none"> The site is likely to be affected significantly by noise and particulate matter pollution emanating from traffic on the A303 and potentially from industrial uses to the south and east of the site. Bearing in mind the juxtaposition of the site and the A303, it is considered unlikely that an appropriate noise attenuation scheme could be achieved due to the topography of the site. Moreover, mitigation measures such as the creation of a noise attenuation bund would constitute an incongruous feature in the local landscape <i>and may compromise the planned proposals for the dualling of the A303.</i> The site may be more suited for land-uses other than housing, such as employment, if not required for road improvements. <i>A noise assessment was submitted to the Council through the Summer 2017 consultation. The assessment confirmed that mitigation of impact on the site due to noise from the A303 is likely to be problematic.</i> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> An area of Ancient Woodland <i>woodland adjacent</i> to the site would need to be protected in totality and protected by a buffer of additional planting within the site. The site also contains BAP priority habitat (hedgerows) which should be retained, protected and, where practicable, enhanced. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There are known barrows and burials on the site and adjacent to the site. Bearing in mind the significance of these archaeological assets further assessment would be required in order to support and inform any subsequent planning application. This may result in the developable area of the site being reduced significantly. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Extensive tree planting would be necessary throughout the site in order to soften views from and to the wider countryside. This would be additional to planting needed to enhance existing hedgerows and protect Ancient Woodland <i>woodland adjacent to the site.</i> Additional screening may also be required between any new development and the adjacent industrial uses.
Accessibility	<p>The site is a relatively accessible location and within close proximity to employment, retail, education and services within Amesbury town centre, which can also be accessed by public transport. This is an opportunity that should be maximised. The site has an existing vehicular access from London Road at its north eastern corner, but limited cycle connectivity. Development could contribute towards the Wiltshire Council's proposed - Amesbury Cycle Network and deliver improved pedestrian access to local amenities.</p>

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
	Development at this site would have the potential to exacerbate major accident clusters at Countess Roundabout and A345/High St (within 1km of site) and to exacerbate congestion around Countess Roundabout, Countess Road/The Centre, and Solstice Park junctions.
Overall suitability	<p>The site would require extensive landscaping reducing its developable area. It is reasonably well-located site in relation to Amesbury town with the potential to improve cycle/pedestrian links.</p> <p>Fundamentally, however, the site is not considered suitable for housing development. Following further consultation and examination of evidence, it is clear that this site has a number of key constraints that ultimately make it inappropriate. The impact of noise, dust and particulate matter emissions emanating from the A303 is not considered possible to mitigate. In addition this site is likely to be included in plans to widen the A303 and Therefore, the site should not be allocated for housing development.</p>
Step 2	
Fit with area strategy	The strategy for the Amesbury community area seeks to make the town a more self-supporting community. Paragraph 5.19 of the Wiltshire Core Strategy states that growth should be focussed around Amesbury to help facilitate the delivery of infrastructure and greater retail choice in the town. Development of this site could deliver approximately 80 dwellings in an area of search, where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Based on the evidence gathered to date, particularly in relation to the proposed dualling of the A303, development of this site is not considered to be suitable among the most sustainable options. Moreover, environmental effects associated with proximity to the A303 (e.g. noise and air quality impacts) would be highly problematic to mitigate successfully.</p> <p>After further assessment, this site has marginal sustainability benefit, it is not certain that the site is developable, and should not be a preferred site.</p>

Conclusion - selection of preferred sites

Table G.7 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>For the purposes of the Wiltshire Core Strategy (WCS), Amesbury Bulford and Durrington are considered as a single planning unit and defined as a Market Town. The strategy for the area is to improve self-containment at individual settlements. Allocating an appropriate level of housing at these locations would therefore have the potential to deliver sustainability benefits (e.g. maintaining local schools, provision of affordable housing) and thereby contribute towards delivering the objectives of the strategy.</p> <p>The residual requirement for housing in the area of search - the Market Town of Amesbury (including Bulford and Durrington) is 73 dwellings. One site at Amesbury is considered to be relatively unsustainable <u>when compared against other reasonable alternatives in the Community Area</u> and potentially undeliverable due to the requirement to dedicate land for the dualling of the A303. However, the three sites at Durrington are considered to each have moderate sustainability benefits and together could contribute approximately 45 houses which is 70% of the residual housing requirement for this area.</p> <p>One of the main constraints on housing growth at Durrington is the capacity of the local primary schools. There is currently capacity in local schools to accommodate pupils from a maximum of 60 new dwellings. Therefore, the schools could accommodate the proposed additional growth. All other constraints (e.g. access, heritage impact) are considered capable of mitigation.</p>
Selection of preferred sites	<p>Whilst four sites were assessed in detail through Stage 4a, one site – 3379 (land to the north of London Road, Amesbury) was deemed inappropriate for development. The reasoning for removing the site was <u>due to the impact of noise from the A303 on any potential development at the site, and the difficulty of mitigation</u> centred largely on the fact that land has been identified as being necessary to facilitate the dualling of the A303 which is recognised by Central Government as a priority.</p> <p>The three sites at Durrington could provide modest numbers of houses. These are:</p> <ul style="list-style-type: none"> • Site S98, Land to the rear of Durrington Manor • Site 3154, Piece Meadow • Site 3179, Land to the south of Larkhill Road <p>The three remaining sites are a good fit with the Area Strategy and are each considered capable of moderate sustainability benefits, including affordable housing and would contribute a modest amount of housing at Durrington that is capable of being accommodated within existing school capacities.</p> <p>In terms of delivery, two of the sites at Durrington (S98/ 3154) would share an access with a site that benefits from an extant outline planning permission at Clover Lane and has a capacity for approximately 15 dwellings. Therefore, these two SHLAA sites</p>

	<p>should be allocated together with the additional land that joins both sites. The three parcels of land together will form a logical extension of the built form and have capacity of approximately 45 dwellings. The new site will be called Clover Lane.</p> <p>Therefore, the two sites to be allocated in the draft plan are:</p> <ul style="list-style-type: none"> • Site 3179: Land to the south of Larkhill Road; and • Sites S98/ 3154 (including additional land): Clover Lane 								
<p>Preferred sites</p>	<p>The following sites are considered to be available, achievable and deliverable at Durrington.</p> <p>Table G.8</p> <table border="1" data-bbox="331 672 1153 958"> <thead> <tr> <th data-bbox="331 672 770 770">Site name</th> <th data-bbox="770 672 1153 770">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 770 770 833">South of Larkhill Road</td> <td data-bbox="770 770 1153 833">15</td> </tr> <tr> <td data-bbox="331 833 770 896">Clover Lane</td> <td data-bbox="770 833 1153 896">45</td> </tr> <tr> <td data-bbox="331 896 770 958" style="text-align: right;">TOTAL</td> <td data-bbox="770 896 1153 958">60</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	South of Larkhill Road	15	Clover Lane	45	TOTAL	60
Site name	Approximate dwelling capacity								
South of Larkhill Road	15								
Clover Lane	45								
TOTAL	60								

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

Information about Wiltshire Council services can be made available in other formats (such as large print or audio) and languages on request. Please contact the council on 0300 456 0100, by textphone on (01225) 712500 or by email on customerservices@wiltshire.gov.uk.