

## WILTSHIRE COUNCIL 10 JULY 2018

### SUPPLEMENTARY PAPER - AGENDA ITEM 7

#### **Revised Schedule of Proposed Changes to the Wiltshire Housing Site Allocations Pre-submission Draft Plan (July 2018)**

Appendix 2 to the May Cabinet papers presented a [Schedule of Proposed Changes](#) to the draft Plan. Following the consultation with Wiltshire Councillors and Town and Parish Councils an [Addendum to the Cabinet Report](#) was presented to the July Cabinet meeting. The officer recommendations set out within the Addendum were duly considered and four further proposed changes were presented and, also agreed by Cabinet. These further proposed changes are:

- (a) Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,*
- (b) Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,*
- (c) Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,*
- (d) Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words "Access will be taken from Farrell Fields" from paragraph 5.110.*

This document shows how the Schedule of Proposed Changes to the draft Plan will be amended in the light of the further proposed changes set out in the Addendum and agreed at Cabinet for the purposes of the Council meeting on 10 July 2018. Subject to the resolution of Council, a finalised consolidated Schedule of Proposed Changes will be prepared and submitted to the Secretary of State alongside the draft Plan for the purpose of the examination process.

The proposed changes presented in Appendix 2 to the May Cabinet (and Council) papers are set out in the 'Proposed Change' column which shows how the proposed change fits into the context of the WSHAP. Inserted text is shown in tracked changes i.e. ***bold, underlined and italics***, and deleted text as ~~strikethrough~~.

The final column of Table 1 presents information regarding the status of each proposed change following the introduction of the further proposed changes by Cabinet. The column provides details of any consequential amendments that would need to be made to the final Schedule of

Proposed Changes to reflect the changes to the draft Plan that result from the further proposed changes. Where consequential amendments are required, the relevant Proposed Change reference number has been highlighted in 'grey'. A final list of Proposed Changes will be prepared following the Council meeting.

**Table 1: Proposed Changes**

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
<b>Chapter 4 Housing delivery strategy</b>					
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, , 4.7, 4.8, 4.9, 4.10 and 4.11 <sup>1</sup> .	Consequential changes are needed to reflect the resolution of Cabinet and the proposed deletion of sites at Market Lavington and Crudwell that will affect the housing land supply position.

<sup>1</sup> These proposed changes are set out in Section 4 of the draft WHSAP and relate to the proposed amendments to site densities

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PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 <sup>2</sup> .	Tables 4.2, 4.3, 4.4 and 4.5 will need to be amended to reflect the resolution of Cabinet in relation to the proposed deletion of sites at Market Lavington and Crudwell, and the proposed reduction in capacity at Site H2.2, Trowbridge.
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read:  “The figures above <b><i>do not include windfall and</i></b> show a minimum to be allocated <del>that the Plan should aim to allocate</del> , but a surplus is necessary to maintain five years supply of housing land in each	No further change required. PC3 to remain as drafted

<sup>2</sup> These proposed changes are set out in Section 4 of the draft WHSAP and relate to the introduction of a new site at Salisbury

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				HMA and to surpass the buffer in excess of five years required by the NPPF.”	
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read:  “This supports the sustainable development of the County sought by Objective <del>2</del> <b>3</b> of the Plan. These settlements where allocations are justified are:”	No further change required. PC4 to remain as drafted
PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read:  “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within areas of search the SHLAA provides a pool of land opportunities for possible housing development <b><u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u></b> ”	No further change required. PC5 to remain as drafted
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan	No further change required. PC6 to remain as drafted

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				period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except <del>one</del> <b>four</b> in the South Wiltshire HMA and <del>well before</del> <b>by</b> then additional allocations will be included within the review of the WCS.”	
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% <b>+7.2%</b> ) and less on the rural settlements ( <del>-8%</del> <b>-6.5%-10.8%</b> ).	Paragraph 4.39 will need to be updated to reflect the resolution of Cabinet, which proposes the deletion of sites from rural settlements (as shown in the preceding column).
PC8	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.	No further change required. PC8 to remain as drafted
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns	Amend paragraph to read:	No further change

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			have disproportionately grown in recent years when compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	“There are marked differences in the anticipated growth of <b><u>many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill,</u></b> and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”	required. PC9 to remain as drafted
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read:  “In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham <b><u>and Bowerhill,</u></b> Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”	No further change required. PC10 to remain as drafted
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “Chippenham <del>however is now likely to exceed</del> <b><u>now has the potential to meet</u></b> the minimum scale of growth anticipated in the WCS by <b><u>delivery of</u></b> higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan <b><u>as well as other significant permissions at the town.</u></b> ”	No further change required. PC9 to remain as drafted

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC12	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read:  “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 <del>1,100</del> <u>1,050</u> dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,220 <del>1,247</del> <u>1,297</u> .”	Paragraph 4.52 will need to be updated to reflect the resolution of Cabinet, which proposes the reduction of dwellings on site H2.2, Trowbridge (as shown in the preceding column).
PC13	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read:  “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 4,600 <del>1,350</del> dwellings will be built on this site in the plan period and a further 4,000 <del>1,250</del> post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This <b><i>broadly equates</i></b> <del>can be seen to account for 1,000 of the</del> 1,220 <del>1,247</del> <u>1,297</u> dwelling shortfall.”	Paragraph 4.53 will need to be updated to reflect the resolution of Cabinet, which proposes the reduction of dwellings on site H2.2, Trowbridge (as shown in

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					the preceding column).
PC14	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read:  “The South Wiltshire HMA has a <del>slightly</del> less generous housing land supply than elsewhere in Wiltshire.”	No further change required. PC14 to remain as drafted
PC15	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read:  “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <del>provide a large source of supply</del> are important to ensuring there is a surety of supply to the end of the <del>Plan</del> period <b>to ensure</b> and that the City achieves the role set out in the spatial strategy: Churchfields <b>Fugglestone Red</b> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <b>land</b> at Netherhampton Road, is an allocation of the Plan.	No further change required. PC15 to remain as drafted
PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “ <b><u>One of the WCS strategic allocations, namely</u></b> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before <del>beyond the current plan period of</del> <b>2026</b> . It is a complex regeneration project that will take time to	No further change required. PC16 to remain as drafted



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				deliver and will require other sites to enable existing businesses to relocate.	
PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  "Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. <del>Churchfields</del> <b><u>Fugglestone Red</u></b> and <b><u>the</u></b> Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period."	No further change required. PC17 to remain as drafted
<b>Chapter 5 Housing Site Allocations</b>					
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan.  Amend text to reflect Table headings in Chapter 4, which refers to 'Approximate dwellings'.	Amend title in third column in tables as follows:  "No of dwellings" " <b><u>Approximate number of dwellings</u></b> "	No further change required. PC18 to remain as drafted
PC19	Para 5.4	ID: 395940	Improve clarity.	Amend paragraph after second sentence to read:	No further change

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

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				<p><b><u>condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.</u></b></p>	
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p>Amend existing paragraph 5.5 to read:</p> <p>“Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <b><u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications.</u></b> Where necessary, <b><u>further detailed a site-specific</u></b> heritage assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements</p>	No further change required. PC22 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”	
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.</p> <p>Additional change for consistency with PC22.</p>	<p>Amend paragraph 5.11 to read:</p> <p>“As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, <b><u>site specific</u></b> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan <b><u>(incorporating a site wide, comprehensive drainage strategy)</u></b>, Flood Risk Assessment <b><u>(incorporating an assessment of the predicted effects of climate change)</u></b>, and Transport Statement.”</p>	No further change required. PC23 to remain as drafted
<b>East Wiltshire Housing Market Area</b>					
<b>Housing Allocation H1.1 Empress Way, Ludgershall</b>					
PC24	Paragraph 5.21	ID: 1126553 Rep: 953	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	<p>Add text at the end of paragraph:</p> <p><b><u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u></b></p>	No further change required. PC24 to remain as drafted

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PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined.	Amend last sentence of paragraph 5.19 to read:  "Transport assessment will <b><u>determine the trigger point for the delivery of the access via Simonds Road and</u></b> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	No further change required. PC25 to remain as drafted
PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity.  To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20:  <b><u>"In the event that land for a school is not required within a period to be agreed with the Council's Education Department, then the land will be returned and thereby revert to agricultural use."</u></b>	No further change required. PC26 to remain as drafted
PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context.  In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text:  <ul style="list-style-type: none"> <li>• <b><u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u></b></li> </ul>	No further change required. PC27 to remain as drafted
PC28	Paragraph 5.21	ID: 395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	Amend paragraph to read:  "The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact	No further change required. PC28 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				Assessment-, <b><u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u></b>	
<b>Housing Allocation H1.2 Underhill Nursery, Market Lavington</b>					
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	<p>Improve clarity.</p> <p>The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.</p>	<p>Insert additional sentence after third sentence to paragraph 5.27:</p> <p>"Mature trees and hedgerows within the site should be retained and protected as priority habitat. <b><i>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</i></b> Moreover, all new planting..."</p>	<p>Following the resolution of Cabinet, all sites at Market Lavington are proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC29. In addition, the Proposed Changes will need to be sequentially renumbered.</p>
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 1951	<p>Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.</p>	<p>Extend the boundary of the allocation, as set out in <b>Annex A.</b></p>	<p>Following the resolution of Cabinet, all sites at Market</p>

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		ID: 983136 Rep: 2656  ID: 1104618 Rep: 1734  ID: 1130331 Rep: 1735			Lavington are proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC30. In addition, the Proposed Changes will need to be sequentially renumbered.
<b>North and West Housing Market Area</b>					
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71, 5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity.  The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read:  <b><u>"Trowbridge Bat Mitigation Strategy"</u></b>	No further change required. PC31 to remain as drafted
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school;	Amend the 2 <sup>nd</sup> bullet point to read:	No further change required.

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			and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	<p><b>“Education:</b> development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <b><u>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u></b> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.”</p>	PC32 to remain as drafted
<b>Housing Allocation H2.1 Elm Grove Farm, Trowbridge</b>					
PC33	Policy H2.1, Figure 5.5, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council’s ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site’s development consistent with the strategic priority identified in PC32.	<p>Amend the boundary of the allocation as set out in <b>Annex B</b>;</p> <p>And first sentence of Policy H2.1 and paragraph 5.46 to read:</p> <p>“Approximately 44.33-<del>17.78</del> ha of land at Elm Grove Farm...”</p>	No further change required. PC33 to remain as drafted



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PC34	Policy H2, Policy H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	<p>Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46.</p> <p>Amend first bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> <li>• “Approximately <del>200</del> <b>250</b> dwellings”</li> </ul> <p>Amend 2<sup>nd</sup> bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> <li>• “At least 1.8ha of land for a two-form entry primary school along with playing pitches <b><u>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field),</u></b>”</li> </ul> <p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> <li>• “A <b><u>significantly improved and</u></b> consolidated public open space area incorporating and augmenting <b><u>adjacent to</u></b> the existing Queen Elizabeth II Field <b><u>to provide a play area and junior level sports pitches for local community teams to utilise;</u></b>”</li> </ul>	No further change required. PC34 to remain as drafted
PC35	Policy H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area. .	<p>Amend the 6th bullet point to read:</p> <ul style="list-style-type: none"> <li>• " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <b><u>and the White Horse Business Park.</u></b>"</li> </ul>	No further change required. PC35 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Insert additional text at the start of paragraph 5.47:</p> <p><b><u>“Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.”</u></b></p>	No further change required. PC36 to remain as drafted
PC37	Paragraph 5.50		<p>In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.</p>	<p>Amend paragraph to read:</p> <p>“Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <b><u>and, where appropriate, its setting.</u></b> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <b><u>by detailed assessments (including heritage) to support any subsequent planning application.</u></b>”</p>	No further change required. PC37 to remain as drafted
<b>Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge</b>					

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC38	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 -  ID: 1115490 / 1115452 Rep: 21  ID: 1120664 / 1115452 Rep: 131  ID: 1125881 Rep: 723 ID: 403859 Rep: 1457  ID: 1130978 / 1130975 Rep: 1832	Factual update.  Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	Amend the boundary of the allocation as set out in <b>Annex C</b> ;  And first sentence of paragraph 5.52 to read:  "Approximately <del>25.62</del> <b>18.96</b> ha of land off the A363 south-west of the White Horse Business Park is allocated for the development ...."	No further change required. PC38 to remain as drafted
PC39	Policy H2, Table 5.3; Paragraph 5.52	ID: 8090227 / 1132859 Rep: 3074	Improve clarity.  To maximise efficient use of land consistent with heritage and ecological constraints increase the	Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings.  And amend first sentence of paragraph 5.52 as follows:	Policy H2, Table 5.3 and Paragraph 5,52 will need to be updated

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		ID: 1137984 / 1130975 Rep: 3142-	number of dwellings to approximately 225 units.	"...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately <del>150</del> <b>225-175</b> dwellings, as identified on the Policies Map."	to reflect the resolution of Cabinet (as shown in the preceding Column).
PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Insert new paragraph after paragraph 5.56 to read:  <b><u>"As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm."</u></b>	No further change required. PC40 to remain as drafted
PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to	Amend paragraph to read:  "Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <b><i>In addition, any subsequent planning application will need to be</i></b>	No further change required. PC41 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			address flood risk and drainage for all development sites.	<b><u>supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></b>	
<b>Housing Allocation H2.3 Elizabeth Way, Trowbridge</b>					
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935  ID: 1131752 / 1131750 Rep 2119	Factual update.  Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.	Amend the boundary of the allocation as set out in <b>Annex D</b> .  And first sentence of paragraph 5.58 to read:  "Approximately <del>46.33</del> <b>21.24</b> ha of land to the South West of Elizabeth Way is allocated for the development ...."	No further change required. PC42 to remain as drafted
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935  ID: 1131752 / 1131750 Rep: 2119 Rep 2126  ID: 1131752 / 1131750 Reps 890	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings.  Amend first sentence in paragraph 5.58 as follows:  "... land to the South West of Elizabeth Way is allocated for the development of approximately <del>205</del> <b>355</b> dwellings, as identified on the Policies Map."	No further change required. PC43 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		ID: 1054271 Rep: 934  ID: 392036 / 1126545 / 959840630  ID: 895670 Rep 1915			
PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Add text to beginning of paragraph 5.64:  <b><u>“The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout.”</u></b>	No further change required. PC44 to remain as drafted
PC45	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to	Amend paragraph to read:  “An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage	No further change required. PC45 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			address flood risk and drainage for all development sites.	patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <b><u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u></b>	remain as drafted
<b>Housing Allocation H2.4 Church Lane, Trowbridge</b>					
PC46	Figure 5.8, Paragraph 5.67	ID: 1129173/ 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in <b>Annex E</b> .  And first sentence of paragraph 5.67 to read:  "Approximately <del>3.72</del> <b>5.93</b> ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."	No further change required. PC46 to remain as drafted
PC47	Replace Paragraph 5.68 with new text	ID: 403797 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Replace 5.68 with new text:  <del>"Development proposals would need to ensure that the significance and setting of the Grade II Listed St John's Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane."</del>  <b><u>"The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row</u></b>	No further change required. PC47 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<p><b><u>Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John's spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.</u></b></p>	
PC48	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text at the end of paragraph 5.67 as follows:</p> <p><b><u>"...It is an open site that slopes to the south-west towards the Lambrok Stream. <i>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</i>"</u></b></p>	No further change required. PC48 to remain as drafted

Housing Allocation H2.5 Upper Studley, Trowbridge



Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC49	Policy H2, Table 5.3; Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to approximately 45 dwellings, and correct site area	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings.  Amend first sentence of paragraph 5.73 to read:  "Approximately <del>2.33</del> <b>2.27</b> ha of land at Upper Studley is allocated for the development of approximately <del>20</del> <b>45</b> dwellings, as identified on the Policies Map."	No further change required. PC49to remain as drafted
PC50	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.73 as follows:  "...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <b><u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u></b> "	No further change required. PC50 to remain as drafted
<b>Housing Allocation H2.6 Southwick Court, Trowbridge</b>					
PC51	Paragraph 5.78	ID: 403792 Rep: 1645	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and	Amend paragraph 5.78 to read:  "The area is of historic significance as water meadows ( <b><u>non-designated heritage asset</u></b> ) associated with the Grade II* Listed	No further change required. PC51 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			<p>ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p>	<p>Southwick Court Farmstead <b><u>that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u></b> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by <b><u>the Councils Heritage Impact Assessment and</u></b> the results of <b><u>further</u></b> more-detailed <b><u>heritage assessment work to support any subsequent planning application.</u></b> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <b><u>alone and in combination,</u></b> any residual harm would require a clear and convincing justification <b><u>within any subsequent planning application</u></b> and should not be substantial. The social, <b><u>environmental</u></b> and economic advantages of the development, including the provision of homes <b><u>along with significant improvements to biodiversity and provision of open space will</u></b> achieve substantial public benefits. A <b><u>sensitively designed,</u></b> comprehensive development scheme will need to <b><u>minimise harm by ensuring</u></b> ensure that new homes are directed to the east of the Lambrok Stream <b><u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u></b> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <b><u>Southwick Court and associated</u></b> this heritage asset<del>s.</del>”</p>	<p>remain as drafted</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC52	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.79, as follows:</p> <p>“...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <b><u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</u></b>”</p>	No further change required. PC52 to remain as drafted
<b>Warminster</b>					
PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	<p>Improve clarity.</p> <p>Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.</p>	<p>Add new paragraph under 5.87 as follows:</p> <p>” <b><u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u></b>”</p>	No further change required. PC53 to remain as drafted
PC54	Paragraph 5.87	ID: 706891 Rep 1512  ID: 397127	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	<p>Amend paragraph 5.87 as follows:</p> <p>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through</p>	No further change required. PC54 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		Rep: 2911 ID: 395940 Rep: 2990		increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <b><u>As such</u></b> , a Nutrient Management Plan <b><u>seeks to</u></b> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <b><u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u></b> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”	remain as drafted
<b>Housing Allocation H2.7 East of the Dene, Warminster</b>					
PC55	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.89 to read:  <b><u>“Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u></b> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space,	No further change required. PC55 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.	
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	<p>Improve context.</p> <p>In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p>	<p>Amend paragraph 5.90 to read:</p> <p><b><u>“The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u></b> The design of an <del>the</del> access point should also minimise <b><u>and mitigate</u></b> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.”</p>	No further change required. PC56 to remain as drafted
PC57	Paragraph 5.91	ID: 403792 Rep: 1646  ID: 395940 Rep: 2967, 2968, 2969	<p>In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p> <p>Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.</p>	<p>Amend paragraph 5.91 to read:</p> <p>“The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a <del>the Council’s</del> Heritage Impact Assessment and <b><u>further detailed site specific assessments required to support the planning application.</u></b> <b><u>Development will need to</u></b> appropriately responds to the character and location <b><u>al context</u></b> of the site and <b><u>robustly</u></b> respects the significance of the following heritage assets:</p> <ul style="list-style-type: none"> <li>• Listed Buildings in the vicinity of the site, including Bishopstrow House</li> <li>• Bishopstrow Conservation Area</li> <li>• Views from Battlesbury Camp hillfort</li> </ul>	No further change required. PC57 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<u><i>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</i></u>	
<b>Housing Allocation H2.8 Bore Hill Farm, Warminster</b>					
PC58	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935/556489 Rep: 3061	Factual update.  Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.	Amend the boundary of the allocation as set out in <b>Annex F</b> .  And first sentence of paragraph 5.93 to read:  "Approximately 4.47- <del>4.83</del> ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map...."	No further change required. PC58 to remain as drafted
PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	Amend paragraph to read:  "The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <b><u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility. these may include: noise, dust and odour.</u></b> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <b><u>In addition, development proposals will need to be supported by a Flood Risk Assessment</u></b>	No further change required. PC59 to remain as drafted

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

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<b><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u></b>	
<b>Housing Allocation H2.10 Barbers Farm, Chapmanslade</b>					
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	Increased clarity.  Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.	Add text to the end of paragraph 5.103 to read:  <b><u>“Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site.”</u></b>	No further change required. PC62 to remain as drafted
PC63	Paragraph 5.103	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to the end of paragraph 5.103, after PC63:  <b><u>“. Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u></b>	No further change required. PC63 to remain as drafted
<b>Housing Allocation H2.11 The Street, Hullavington</b>					



Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update.  Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read:  “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and <del>0.25</del> <b>0.2</b> ha to allow for the expansion of the primary school, as shown on the Policies Map.”	No further change required. PC64 to remain as drafted
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update.  Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read:  <del>“A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”</del>	No further change required. PC65 to remain as drafted
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Additional text to be added to the end of the paragraph:  <b><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core</u></b>	No further change required. PC66 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<b><u>Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u></b>	
<b>Housing Allocation H2.12: East of Farrells Field, Yatton Keynell</b>					
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	Factual update.  The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.	Amend the boundary of the allocation as set out in <b>Annex G</b> .  And first sentence of paragraph 5.109 to read:  "Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4-3 <b>1.2</b> ha of land, as shown on the Policies Map."	No further change required. PC67 to remain as drafted
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Amend paragraph after first sentence, as follows:  " <b><u>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u></b> <del>It is</del> <b>The site</b> is well located with regard to local services and facilities. <del>The site</del> <b>It is</b> in agricultural use and represents the continuation of recent development in this part of the settlement."	No further change required. PC68 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC69	Paragraph 5.110		<p>Factual update.</p> <p>The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.</p>	<p>Amend text to read:</p> <p><del>“A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and</del>            The possibility to link to adjacent footpaths should be explored.”</p>	<p>. PC69 to be added to, following the resolution of Cabinet and the reference to ‘access from Farrell Fields deleted.</p>
<b>Housing Allocation H2.13: Ridgeway Farm, Crudwell</b>					
PC70	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	<p>For clarity.</p> <p>The site boundary be amended to meet the northern field boundary and allow for landscaping.</p>	<p>Amend the boundary of the allocation as set out in <b>Annex H</b>.</p> <p>And first sentence of paragraph 5.112 to read:</p> <p>“Approximately <del>1.7</del><b>2.03</b> ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”</p>	<p>Following the resolution of Cabinet, the Ridgeway Farm site is proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC70.. In addition, the Proposed Changes will need to be</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
					sequentially renumbered.
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.</p>	<p>Insert new second sentence and amend third as follows:</p> <p><b><i>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. <del>It is</del> The site is nonetheless in a location that has the capacity to accommodate change from an environmental and landscape perspective.”</i></b></p>	<p>Following the resolution of Cabinet, the Ridgeway Farm site is proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC71. In addition, the Proposed Changes will need to be sequentially renumbered.</p>
<b>Housing Allocation H2.14: Court Orchard/Cassways, Bratton</b>					
PC72	Policy H2, Table 5.3; Paragraph 5.116	ID: 1126059 Rep: 19  ID: 1125220	<p>In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35</p>	<p>Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassaways, Bratton with 35 dwellings.</p> <p>Amend first sentence of paragraph 5.116 to read:</p>	<p>No further change required. PC72 to remain as drafted</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		Rep: 499  ID: 1125255 Rep: 502  ID: 1125408 Rep: 545  ID: 1126059 Rep: 929  ID: 1124313 Rep: 1024, 1028, 1019  ID: 1129546 Rep: 1612  ID: 704825 Rep: 1725, 1726, 1728, ,1745	dwellings to allow for a more sensitively designed development.	“Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately <del>35</del> 40 dwellings, as identified on the Policies Map.”	

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		ID: 1125770 Rep 2302  ID: 04313 Rep 2360  ID: 1133661 Rep 2631			
PC73	5.120	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p><del>“Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site.</del> <b><u>Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u></b></p>	No further change required. PC73 to remain as drafted
<b>South Housing Market Area</b>					
PC74	Paragraph 5.128		<p>Factual update.</p> <p>Amend incorrect reference in 1st bullet point to Salisbury Transport</p>	<p>Amend text to read:</p> <p><b>“Transport:</b> development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS.</p>	No further change required. PC74 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			Strategy as strategy has now been refreshed.	Plan allocations crystallise the pattern growth takes up to 2026 and <del>refreshing the</del> <b><u>refresh of the</u></b> Salisbury Transport Strategy <b><u>(2018)</u></b> will allow <del>be reviewed and propose</del> <b><u>has reviewed</u></b> the effectiveness of existing measures <del>to be reviewed and propose</del> <b><u>s</u></b> new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”	remain as drafted
PC75	Paragraph 5.128		In response to comments from Natural England and Environment Agency regarding River Avon SAC.	Amend 3 <sup>rd</sup> bullet point in text as follows: <ul style="list-style-type: none"> <li>• <b>“Biodiversity:</b> development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. <del>However, the scale of development is within thresholds set down in a</del> <b><u>As such, the</u></b> Nutrient Management Plan <b><u>seeks to</u></b> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <b><u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u></b> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”</li> </ul>	No further change required. PC75 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
<b>Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury</b>					
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018).	Add new site to Policy H3 Table 5.4 under Salisbury Community Area:  <b><u>“H3.x. The Yard. Hampton Park. 14 dwellings”</u></b>	No further change required. PC76 to remain as drafted
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	After paragraph 5.149 add in new site allocation, as set out below.  Insert heading:  <b><u>“H3.x The Yard. Hampton Park. Salisbury’</u></b>  Then insert site allocation figure as set out in <b>Annex I</b> ;  And insert following new paragraphs after.  New para:  <b><u>“The Yard. Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u></b>	No further change required. PC77 to remain as drafted



Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<p>New para:</p> <p><b><u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></b></p> <p>New para:</p> <p><b><u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></b></p> <p>New para:</p> <p><b><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></b></p> <p>New para:</p>	

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<b><u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u></b>	
<b>Housing Allocation H3.1: Netherhampton Road, Salisbury</b>					
PC78	Para 5.129		Factual update:  Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)	Amend 2nd and 3 <sup>rd</sup> sentences of paragraph 5.129 to read:  “All built development will be below the <del>75</del> 70m contour and a scheme will include a country park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby <b><u>contribute towards</u></b> maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area.”	No further change required. PC78 to remain as drafted
PC79	Para 5.136		Factual update:  The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend third sentence to read:  “To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <b><u>refresh (2018)</u></b> .”	No further change required. PC79 to remain as drafted
PC80	Para 5.137 2nd sentence		Factual update:  The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend second sentence to read:  “This too would be undertaken in conjunction with an <del>the</del> updated Salisbury Transport Strategy <b><u>refresh (2018)</u></b> that takes account of planned strategic growth of Salisbury.”	No further change required. PC80 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity:  To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Policy H3.1 to read;  “Development will take place in accordance with a masterplan for the site approved by the Council <b><u>as part of the planning application process.</u></b> ”	No further change required. PC81 to remain as drafted
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read:  “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. <del>A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.</del> <b><u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></b> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <del>measures (including a Sustainable Drainage System)</del> that results in run-off rates equalling, or greater than <del>current</del> <b><u>bettering</u></b> current greenfield infiltration rates.”	No further change required. PC82 to remain as drafted
<b>Housing allocation H3.3: North of Netherhampton Road</b>					
PC83	Replace para 5.144	ID: 403792 Rep: 1647	Improve clarity.	Replace paragraph 5.144 as follows:	No further change

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
	with new text		To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.	<p><del>“The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.”</del></p> <p><b><u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.”</u></b></p>	required. PC83 to remain as drafted
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as</p>	No further change required. PC84 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			Agency, highlighting the need to address flood risk and drainage for all development sites.	shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <b><u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u></b>	remain as drafted
PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145:  <b><u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u></b>	No further change required. PC85 to remain as drafted
<b>Housing allocation H3.4: Land at Rowbarrow, Salisbury</b>					
PC86	Paragraph 5.146	ID: 1130961/556489 Reps: 1823-1831	Factual update.  Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read:  “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on <del>5.56</del> 6.4ha of land as shown on the Policies Map.”	No further change required. PC86 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC87	Figure 5.22	ID: 1130961/55489 Reps: 1823-1831	Factual update.  Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in <b>Annex J</b> .	No further change required. PC87 to remain as drafted
PC88	Para 5.148		For clarity.  Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	Amend paragraph 5.148 to read:  "This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <b><u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u></b> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <b><u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u></b> "	No further change required. PC88 to remain as drafted
PC89	Paragraph 5.147	ID: 403792 Rep: 1647	Improve clarity.	Amend paragraph to read:	No further change required. PC89 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			To reflect the advice provided by Historic England.	Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <b><u>In line with national policy,</u></b> Detailed design and layout will be guided by <b><u>an assessment of heritage assets and their significance (including the contribution made by their setting).</u></b> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.	
<b>Housing allocation H3.5: Clover Lane, Durrington</b>					
PC90	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.	<b><u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."</u></b>	No further change required. PC90 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC91	Figure 5.23  Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update.  Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in <b>Annex K</b> .  And amend first sentence of paragraph 5.153 to read:  “Approximately <b>1.9</b> 4.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	No further change required. PC91 to remain as drafted
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity.  To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows:  “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <b><i>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</i></b> Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the scheme.”	No further change required. PC92 to remain as drafted
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for	Insert new text at the end of paragraph:  “ <b><i>Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In</i></b>	No further change required. PC93 to remain as drafted





Proposed change Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				Rowde <u><i>West Lavington and Littleton Panell</i></u>	
				West Lavington and Littleton Panell	
				Worton	
PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update.  Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete bullet point 5:  <del>West Lavington and Littleton Panell</del> , and	No further change required. PC96 to remain as drafted
PC97	Appendix A (Page 79), Paragraph A.3	ID: Rep:	Factual update.  Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan	Amend paragraph A.3:  “The settlement boundaries for Potterne, <del>and</del> Urchfont <u><i>and West Lavington and Littleton Panell</i></u> have not been reviewed because of neighbourhood plans.”	No further change required. PC97 to remain as drafted

Proposed change Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting																		
			because this is now being undertaken by a neighbourhood plan.																				
PC98	Page 84	ID: Rep:	<p>Factual update.</p> <p>The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.</p>	Delete 'West Lavington and Littleton Panell settlement boundary' map.	No further change required. PC98 to remain as drafted																		
PC99	Page 73, Table 6.2	ID: Rep:	<p>Factual update.</p> <p>Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Move Christian Malford into column 3 of Table 6.2:</p> <table border="1" data-bbox="1079 943 1951 1348"> <thead> <tr> <th colspan="3" data-bbox="1079 943 1951 1011"><b>Chippenham<sup>(24)</sup></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1079 1011 1308 1080"></td> <td data-bbox="1308 1011 1615 1080">Christian Malford</td> <td data-bbox="1615 1011 1951 1080"><b><u>"Christian Malford"</u></b></td> </tr> <tr> <td data-bbox="1079 1080 1308 1149"></td> <td data-bbox="1308 1080 1615 1149">Hullavington</td> <td data-bbox="1615 1080 1951 1149"></td> </tr> <tr> <td data-bbox="1079 1149 1308 1217"></td> <td data-bbox="1308 1149 1615 1217">Kington St Michael</td> <td data-bbox="1615 1149 1951 1217"></td> </tr> <tr> <td data-bbox="1079 1217 1308 1286"></td> <td data-bbox="1308 1217 1615 1286"></td> <td data-bbox="1615 1217 1951 1286"></td> </tr> <tr> <td data-bbox="1079 1286 1308 1355"></td> <td data-bbox="1308 1286 1615 1355"></td> <td data-bbox="1615 1286 1951 1355"></td> </tr> </tbody> </table>	<b>Chippenham<sup>(24)</sup></b>				Christian Malford	<b><u>"Christian Malford"</u></b>		Hullavington			Kington St Michael								No further change required. PC99 to remain as drafted
<b>Chippenham<sup>(24)</sup></b>																							
	Christian Malford	<b><u>"Christian Malford"</u></b>																					
	Hullavington																						
	Kington St Michael																						

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1:  <del>Christian Malford</del>	No further change required. PC100 to remain as drafted
PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35:  <b><u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u></b>	No further change required. PC101 to remain as drafted
PC102	Page 109	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this	Delete Christian Malford map.	No further change required. PC102 to remain as drafted

Proposed Policy/ change refPara Number reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting																		
			has now been undertaken by a neighbourhood plan.																			
PC103	Page 74, Table 6.2	ID:1051839 Rep: 1548	Factual update.  Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Cricklade into column 3 of Table 6.2:																		
			<table border="1"> <thead> <tr> <th colspan="3" data-bbox="1115 571 1868 635"><b>Royal Wootton Bassett and Cricklade</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1227 635 1227 703"></td> <td data-bbox="1227 635 1585 703"><del>Cricklade</del></td> <td data-bbox="1592 635 1868 703"><b><u>“Cricklade”</u></b></td> </tr> <tr> <td data-bbox="1227 703 1227 772"></td> <td data-bbox="1227 703 1585 772">Lyneham</td> <td data-bbox="1592 703 1868 772"></td> </tr> <tr> <td data-bbox="1227 772 1227 841"></td> <td data-bbox="1227 772 1585 841">Purton</td> <td data-bbox="1592 772 1868 841"></td> </tr> <tr> <td data-bbox="1227 841 1227 909"></td> <td data-bbox="1227 841 1585 909">Royal Wootton Bassett</td> <td data-bbox="1592 841 1868 909"></td> </tr> <tr> <td data-bbox="1227 909 1227 970"></td> <td data-bbox="1227 909 1585 970"></td> <td data-bbox="1592 909 1868 970"></td> </tr> </tbody> </table>	<b>Royal Wootton Bassett and Cricklade</b>				<del>Cricklade</del>	<b><u>“Cricklade”</u></b>		Lyneham			Purton			Royal Wootton Bassett					No further change required. PC103 to remain as drafted
<b>Royal Wootton Bassett and Cricklade</b>																						
	<del>Cricklade</del>	<b><u>“Cricklade”</u></b>																				
	Lyneham																					
	Purton																					
	Royal Wootton Bassett																					
PC104	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	Factual update.  Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 2:  Cricklade	No further change required. PC104 to remain as drafted																	

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC105	Appendix A (Page 132) paragraph A.60	ID:1051839 Rep: 1548	Factual update.  Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add new paragraph after paragraph A.60:  <b><u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u></b>	No further change required. PC105 to remain as drafted
PC106	Page 134	ID:1051839 Rep: 1548	Factual update.  The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Cricklade map.	No further change required. PC106 to remain as drafted

### **Proposed changes specifically relating to the Settlement Boundary Review**

As set out in the Appendix 2 to the Cabinet Report: Following consideration of representations to the pre-submission consultation, a schedule of proposed changes to settlement boundaries (including recent development up to April 2017), have been presented as tracked changes in the submission version of the Community Area Topic Papers. Appendix A to the Community Area Topic Papers contains new tables listing the proposed changes for each settlement, where relevant, and revised settlement boundary review maps for all settlements.

The table below provides links to the proposed changes to the settlement boundary maps in one place for ease of reference; and includes the maps illustrating the further proposed changes at Codford, Seend and Winterslow as set out in the Addendum.

Those boundaries considered to have been reviewed by a sufficiently advanced neighbourhood plan are set out in Proposed Changes PC95 to 106 above. The is the case for: Christian Malford, Cricklade and West Lavington and Littleton Panell.

**Table of Proposed Changes to the Settlement Boundary Review**

<b>Settlement Boundary Proposed Change Reference</b>	<b>Representation Numbers</b>	<b>Settlement where change occurs</b>
SBR PC1	283, 1587, 1588, 1589, 3350	<a href="#">Market Lavington</a>
SBR PC2	778	<a href="#">Rowde</a>
SBR PC3	n/a	<a href="#">West Lavington and Littleton Panell</a>
SBR PC4	67, 2621, 983, 3305	<a href="#">Worton</a>
SBR PC5	442	<a href="#">Aldourne</a>
SBR PC6	3017, 3209, 3370	<a href="#">Baydon</a>
SBR PC7	3291	<a href="#">Marlborough</a>
SBR PC8	3091-94	<a href="#">Ramsbury</a>
SBR PC9	n/a	<a href="#">Burbage</a>
SBR PC10	n/a	<a href="#">Ludgershall</a>
SBR PC11	n/a	<a href="#">Tidworth</a>
SBR PC12	546; 2215	<a href="#">Derry Hill and Studley</a>
SBR PC13	n/a	<a href="#">Christian Malford</a>
SBR PC14	2065	<a href="#">Hullavington</a>
SBR PC15	n/a	<a href="#">Sutton Benger</a>
SBR PC16	874	<a href="#">Yatton Keynell</a>
SBR PC17	2417, 2418	<a href="#">Corsham</a>
SBR PC18	199	<a href="#">Colerne</a>
SBR PC19	1798, 2581	<a href="#">Crudwell</a>
SBR PC20	598	<a href="#">Sherston</a>
SBR PC21 SBR PC21a	456; 463; 1330; 1640; 2614, 2616, 2745, 3352	<a href="#">Seend</a> <a href="#">Further proposed changes to Seend</a>

	Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	
SBR PC22	112; 1321	<a href="#">Semington</a>
SBR PC23	n/a	<a href="#">Royal Wootton Bassett</a>
SBR PC24	n/a	<a href="#">Cricklade</a>
SBR PC25	1276	<a href="#">Purton</a>
SBR PC26	408; 1221; 2534; 2610	<a href="#">Trowbridge</a>
SBR PC27	20, 2041, 3353	<a href="#">Hilperton</a>
SBR PC28	1193	<a href="#">North Bradley</a>
SBR PC29	1662	<a href="#">Warminster</a>
SBR PC30	736	<a href="#">Chapmanslade</a>
SBR PC31 SBR PC31a	3363; 3364; 3365, 3369 Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	<a href="#">Codford</a> <a href="#">Further proposed changes to Codford</a>
SBR PC32	98, 437, 438, 439, 884, 885, 886	<a href="#">Sutton Veny</a>
SBR PC33	274, 699, 950, 1229, 2525, 2574	<a href="#">Bratton</a>
SBR PC34	n/a	<a href="#">Amesbury</a>
SBR PC35	3367	<a href="#">Tilshead</a>
SBR PC36	1905, 1906	<a href="#">Mere</a>
SBR PC37	740, 3066, 1815, 3371	<a href="#">Salisbury</a>
SBR PC38	268, 671, 985, 2874	<a href="#">Downton</a>
SBR PC39	1773	<a href="#">Coombe Bissett</a>
SBR PC40	378, 951, 1077	<a href="#">Whiteparish</a>
SBR PC41 SBR PC41a	Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	<a href="#">Winterslow</a> <a href="#">Further proposed changes to Winterslow</a>
SBR PC42	143, 375	<a href="#">Tisbury</a>
SBR PC43	136	<a href="#">Wilton</a>
SBR PC44	1782, 2945	<a href="#">Broad Chalke</a>
SBR PC45	1784, 1964	<a href="#">Dinton</a>



**Proposed Changes: Annex A - K**