

Wiltshire Housing Site Allocations Plan - Cabinet Version: February 2020

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1. Introduction

The Purpose of the Plan

- 1.1** The purpose of the Wiltshire Housing Site Allocations Plan ('the Plan') is to:
- Revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
 - Allocate new sites for housing to ensure the delivery of homes across the plan period in order to help demonstrate a rolling five-year supply in each of Wiltshire's three HMAs over the period to 2026.
- 1.2** The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.

Settlement Boundary Review

- 1.3** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy (WCS) and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan.
- 1.4** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing Site Allocations

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

Plan Area

- 1.6** The Plan area is identified in Figure 1.1. It essentially corresponds with that of the adopted Core Strategy and hence covers Wiltshire, excluding the area of the Chippenham Site Allocations Plan (CSAP)⁽¹⁾.

1 The CSAP covers Chippenham Town and presents proposals for development in line with Core Policy 10 of the Wiltshire Core Strategy

Figure 1.1 The Plan Area



How the Plan has been prepared

- 1.7** Housing allocations have been made in general conformity with the settlement strategy outlined in Core Policy 1 as well as the relevant community area strategies contained within Chapter 5 of the WCS. Core Policy 2 supports the identification of sites through a subsequent Site Allocations Plan - now named the 'Wiltshire Housing Site Allocations Plan'.

- 1.8** The preparation of the Plan has also been informed by relevant plans and on-going evidence gathering to support decisions on the choice of sites and changes to settlement boundaries. The result of this work and how decisions have been reached is presented in a series of Community Area Topic Papers covering each part of the Plan area.
- 1.9** Additional information has been collated into five other topic papers and, together with Community Area Topic Papers these are all available on the Council's website. The additional papers are:
- Topic Paper 1 - Settlement Boundary Review Methodology
 - Topic Paper 2 - Site Selection Process Methodology
 - Topic Paper 3 - Housing Land Supply
 - Topic Paper 4 - Developing Plan Proposals
 - Topic Paper 5 - Assessment of Viability
- 1.10** A number of documents result from aspects of plan preparation required by legislation and they too play an important part. They can also be found on the website and comprise:
- Sustainability Appraisal
 - Habitat Regulations Assessment
 - Equality and Diversity Impact Assessment
 - A record of the steps taken under the Duty to Co-operate
 - Consultation Statement

Duty to Co-operate

- 1.11** The Plan has been prepared under a legal 'duty to cooperate' requirement through the Localism Act 2011 which requires local authorities to work with neighbouring authorities and other prescribed bodies when preparing a development plan document. It places a legal duty on local planning authorities in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic matters. When preparing plans local authorities should also have regard to the Local Enterprise Partnership and other bodies prescribed in law.
- 1.12** The Council engaged with neighbouring authorities and statutory consultees throughout the preparation of the WCS, which sets the framework for this Plan. They supported the spatial strategy and quantum of development through the WCS preparation process. The spatial strategy and quantum of development can be considered to involve strategic issues where the duty to cooperate has already been fulfilled through the Core Strategy process.
- 1.13** Examples of strategic issues on which there has been continued co-operation in the preparation of this plan are:
- Flood and surface water drainage considerations for individual sites and the impact of cumulative development discussed with the Environment Agency.
 - Any potential considerations to mitigate impact on the Strategic Road Network (SRN) with the Highways Agency, particularly for potential site allocation in Salisbury.
 - Site specific landscape considerations discussed with Natural England.
 - Biodiversity considerations discussed with Natural England.
 - Site specific heritage considerations discussed with Historic England
 - Any impact on the New Forest National Park by way of potential increased recreational use discussed with the New Forest National Park Authority.
 - Ensuring that future development helps address and manage phosphate levels in the River Avon, its tributaries and surrounding catchment area. The management of

phosphates in the River Avon catchment water system is being discussed with the Environment Agency and Natural England on an ongoing basis. A Nutrient Management Plan has been published and is being monitored⁽²⁾.

- 1.14** How the outcomes from the Duty to Co-operate have informed the preparation of the Plan is set out in a separate report: <http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan>.

Sustainability Appraisal

- 1.15** The Council appointed consultant Atkins to oversee the Sustainability Appraisal (SA) of the Plan. SA is iterative and integrated into the plan-making process, influencing the selection of site options and policies through the assessment of likely significant effects. The SA Report has been published alongside the Plan: <http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan>.

Policies Map

- 1.16** The Wiltshire Policies Map has been amended to include the allocations set out in Chapters 5 (Housing site allocations) and the updated settlement boundaries ('the Limits of Development') set out in chapter 6.

2 'Nutrient Management Plan - Hampshire Avon' May 2015
<https://www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon>

2. Context

National

- 2.1** The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of its core principles is that development should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. The Plan is being prepared in accordance with that principle.
- 2.2** At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking.
- 2.3** It is an objective of the NPPF to deliver a wide choice of high quality homes and to boost significantly the supply of housing. The Plan identifies additional sites with these objectives in mind. They are developable over the plan period and they will supplement the existing supply. Some settlements have more environmental constraints than others and both new and existing allocations for housing development have differing degrees of complexity. This means that the Plan must involve a degree of flexibility and pragmatism to ensure a steady overall supply of enough land for housing development.

The Wiltshire Core Strategy

- 2.4** The Wiltshire Core Strategy (WCS) covers the whole of Wiltshire and sets out the Council's spatial vision, key objectives and overall principles for development in the County over the plan period 2006 to 2026. The WCS has been produced to be consistent with national policy and the Wiltshire Community Plan.⁽³⁾
- 2.5** The WCS identifies six key challenges for Wiltshire⁽⁴⁾:
- Economic growth to reduce levels of out-commuting from many of Wiltshire's settlements
 - Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
 - Providing new homes to complement economic growth and a growing population
 - Planning for more resilient communities
 - Safeguarding the environmental quality of the County whilst accommodating new growth, and
 - Infrastructure investment to meet the needs of the growing population and economy.
- 2.6** The WCS presents a settlement strategy for managing growth over the period up to 2026 (Core Policy 1). The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland.
- 2.7** Core Policy 1 of the Core Strategy identifies five types of settlements, namely:
- Principal Settlements
 - Market Towns
 - Local Service Centres

3 <http://www.wiltshire.gov.uk/council-democracy-wfp-community-plan>

4 Paragraphs 2.6-2.19 of the WCS

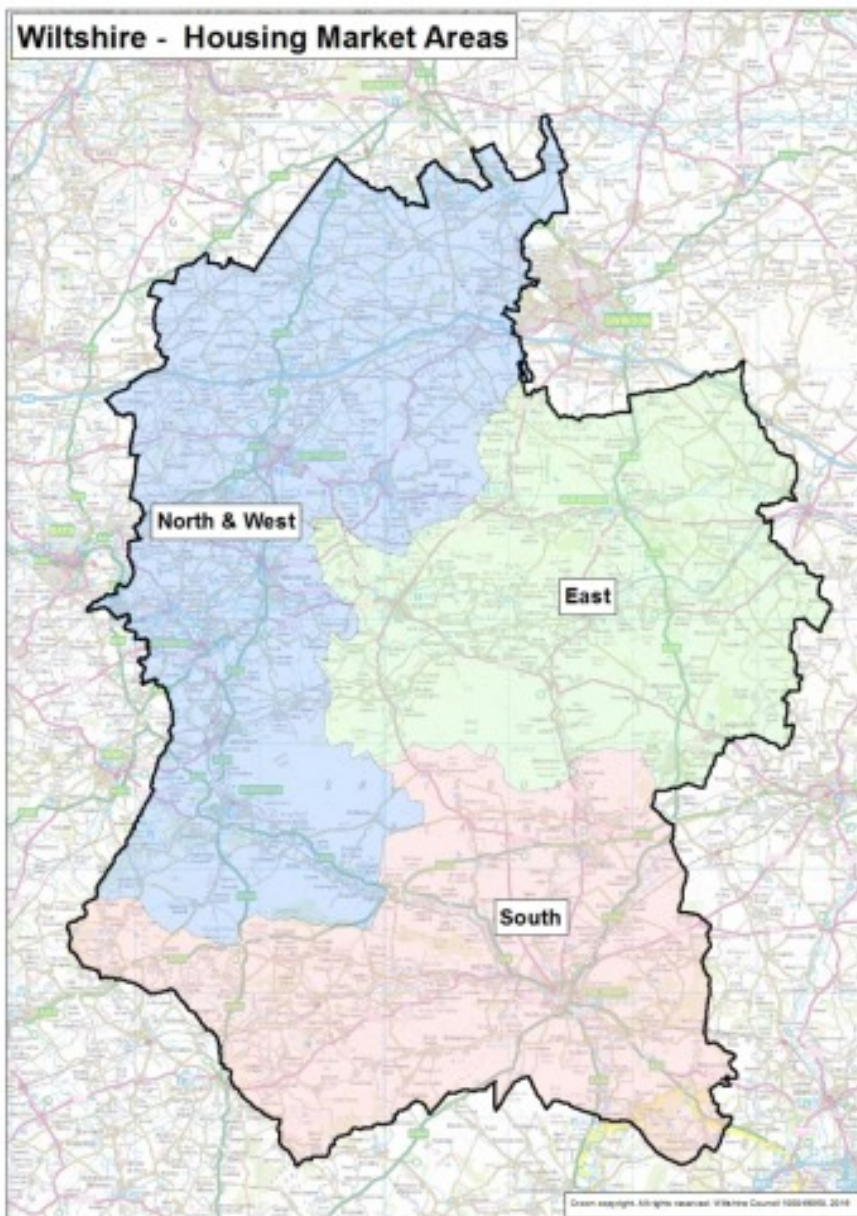
- Large Villages
- Small Villages

- 2.8** Settlement boundaries have been used in development plans for the County for a number of years. The WCS retains them. Except small villages each category of settlement has a “settlement boundary”. In simple terms, they are the dividing line, or boundary between areas of built/ urban development (the settlement) and non-urban or rural development - the countryside. In general, development within the settlement boundary is, in principle, acceptable, whereas development outside the settlement boundary is, with limited exceptions, not acceptable. The WCS uses settlement boundaries as a policy tool for managing how development should take place. Settlement boundaries are identified on the Policies Maps accompanying the WCS⁽⁵⁾.
- 2.9** Other than in circumstances as permitted by other policies listed in paragraph 4.25 of the WCS, development will not be permitted outside the defined settlement boundaries.
- 2.10** The WCS, in paragraph 4.13, sets out the intention for the retained settlement boundaries to be reviewed through the Housing Site Allocations Plan and the Chippenham Site Allocations Plan. Settlement boundaries can also be reviewed by the community through neighbourhood plans. The previous boundaries did not always reflect the built extent of settlements because they were determined some years ago. As a legacy of work done by the former District Councils, different methodologies were used to define the boundaries.
- 2.11** Settlement boundaries have been reviewed to ensure they are up-to-date and accurately reflect circumstances on the ground, derived on a consistent county-wide basis.
- 2.12** Core Policy 2 of the WCS proposes that the County should accommodate at least 42,000 additional dwellings over the period 2006 to 2026. The WCS disaggregates this scale of housing to three separate housing market areas (HMAs - East, North and West and South) as shown in Figure 2.1 below⁽⁶⁾

5 Amendments to settlement boundaries made by individual Neighbourhood Plans will also be shown on the Development Plan Policies Maps

6 A separate allowance of 900 dwellings is also made for West of Swindon. See paragraph 4.34 of the WCS.

Figure 2.1 Wiltshire Housing Market Areas



2.13 Core Policy 2 of the WCS proposes a minimum housing requirement for each HMA as follows:

Table 2.1 Housing Market Area - Minimum requirements

Housing Market Area (HMA)	Minimum housing requirement (dwellings)
East Wiltshire	5,940
North and West Wiltshire	24,740
South Wiltshire	10,420

2.14 The NPPF requires that each Local Planning Authority demonstrate that there is five years supply of deliverable land for housing development for each of the HMAs based on the implied delivery rates of the WCS requirement. Fluctuations can occur in the delivery of housing but a central objective of the Plan, ensuring surety of supply, is to sustain a ‘five year housing land supply’ over the remainder of the plan period for each of these HMAs.

2.15 To guide how each HMA requirement should be achieved, the table below sets out the relationship between each tier of the settlement strategy and the expected level of development under Core Policy 1.

Table 2.2 Settlement Hierarchy - Levels of development

Settlement	Level of development
Principal Settlement	The primary focus for development and will provide significant levels of jobs and homes
Market Town	Have the potential for significant development that will increase the number of jobs and homes to help sustain/ enhance services and facilities and promote self-containment and sustainable communities
Local Service Centre	Modest levels of development to safeguard their role and deliver affordable housing
Large Village	Development limited to that needed to help meet the housing needs of settlements and improve housing opportunities, services and facilities
Small Village	Some modest development may be appropriate to respond to local needs and contribute to the vitality of rural communities, but limited to infill.

2.16 The WCS also disaggregates indicative levels of housing to each Community Area and includes indicative requirements for levels of housing for the Principal Settlements, Market Towns and in the South Wiltshire HMA, the Local Service Centres; and their surrounding community areas. This distribution of development directs the majority of development to these main settlements and promotes a sustainable pattern of development across the county. An objective of this Plan is to allocate land to support this distribution. The Plan allocations therefore focus on those ‘areas’ where land supply falls short of these indicative levels.

2.17 The indicative housing requirements as set out in the Table 1 and the Area Strategy Policies of the WCS are as follows:

Table 2.3 Community Area Indicative Requirements

Area	Indicative requirement 2006-2026
Devizes	2,010
Devizes CA remainder	490

Area	Indicative requirement 2006-2026
Devizes CA Total	2,500
Marlborough	680
Marlborough CA remainder	240
Marlborough CA Total	920
Pewsey CA Total	600
Tidworth and Ludgershall	1,750
Tidworth CA remainder	170
Tidworth CA Total	1,920
EAST WILTSHIRE HMA	5,940
Bradford on Avon	595
Bradford on Avon CA remainder	185
Bradford on Avon CA Total	780
Calne	1,440
Calne CA remainder	165
Calne CA Total	1,605
Chippenham	4,510
Chippenham CA remainder	580
Chippenham CA Total	5,090
Corsham	1,220
Corsham CA remainder	175
Corsham CA Total	1,395
Malmesbury	885
Malmesbury CA remainder	510
Malmesbury CA Total	1,395
Melksham and Bowerhill	2,240
Melksham CA remainder	130
Melksham CA Total	2,370
Royal Wootton Bassett	1,070

Area	Indicative requirement 2006-2026
Royal Wootton Bassett and Cricklade CA remainder ⁽⁷⁾	385
Royal Wootton Bassett and Cricklade CA Total ⁽⁷⁾	1,455
Trowbridge	6,810
Trowbridge CA remainder	165
Trowbridge CA Total	6,975
Warminster	1,920
Warminster CA remainder	140
Warminster CA Total	2,060
Westbury	1,500
Westbury CA remainder	115
Westbury CA Total	1,615
NORTH & WEST WILTSHIRE HMA	24,740
Amesbury, Bulford and Durrington	2,440
Amesbury CA remainder	345
Amesbury CA Total	2,785
Mere	235
Mere CA remainder	50
Mere CA Total	285
Salisbury	6,060
Wilton	
Wilton CA remainder	255
Salisbury and Wilton CAs Total	6,315
Downton	190
Southern Wiltshire CA remainder	425
Southern Wiltshire CA Total	615
Tisbury	200
Tisbury CA remainder	220

7 Totals for Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

Area	Indicative requirement 2006-2026
Tisbury CA Total	420
SOUTH WILTSHIRE HMA	10,420

2.18 There is no requirement for each individual Community Area or settlement to have five years supply of land for housing. Furthermore, paragraph 4.30 of the WCS makes clear that:

“The disaggregation to Community Areas set out above is not intended to be so prescriptive as to be inflexible and potentially ineffective in delivering the identified level of housing for each market area. It clarifies the council’s intentions in the knowledge of likely constraints in terms of market realism, infrastructure and environmental capacity. They provide a strategic context for the preparation of the Housing Sites Allocation DPD and in order to plan for appropriate infrastructure provision.”

2.19 There are a number of sources for new homes to meet the requirements of Core Policy 2. They include:

- strategic allocations made within the WCS
- retained Local Plan allocations
- existing commitments
- regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury
- Neighbourhood Plans
- windfall

2.20 The allocations shown in the Plan will supplement these existing sources to ensure a surety of supply over the plan period.

Relationship with Neighbourhood Planning

2.21 There are at the moment over sixty Neighbourhood Plans either being prepared or completed in Wiltshire and many more plans are likely over the years ahead. Many of these involve identifying land to meet the need for new homes. Their role in meeting housing requirements will become more significant alongside the Plan.

2.22 It is a priority of both Government and the Council that planning controls pass to local communities so they can develop their own local vision of sustainable development. Parish and Town Councils have been consulted on the review of settlement boundaries. The work being done on Neighbourhood Plans influences the selection of sites⁽⁸⁾ and where Neighbourhood Plans have been ‘made’ or are well advanced the Plan leaves decisions on the scale and locations for growth in settlements to the communities concerned.

2.23 In other locations, there may not yet be an appetite to prepare a Neighbourhood Plan or plans are at early stages of development. In these cases the Plan has considered how those settlements can accommodate additional housing and has allocated sites. In these cases, the priority to ensure a surety of housing land supply has taken precedence.

8 See stage 4a of the Housing Delivery Strategy below.

3. Plan objectives

- 3.1 Three objectives carry out the two purposes of the Plan to review settlement boundaries and allocate sites for housing development.

Settlement Boundary Review

- 3.2 The first objective for the Plan is to review settlement boundaries:

Objective 1: To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages

- 3.3 The Plan applies one consistent methodology for the County to replace the different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.
- 3.4 The result of the review and changes to settlement boundaries is discussed in Chapter 6 and shown in the appendix to the Plan.

Housing Site Allocations

- 3.5 The Plan allocates sites for housing development to ensure enough land is allocated to deliver the minimum requirements of each HMA. In so doing, the Plan has been prepared to achieve two further objectives:

Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the NPPF.

- 3.6 The Plan must identify a number of greenfield sites involving the loss of countryside in order to achieve this objective. Land within settlements, in particular previously developed land, is acceptable for housing redevelopment in principle. A realistic allowance is included for this source of new housing when calculating the scale of land supply⁽⁹⁾. But within a predominantly rural area there is a limited amount of previously developed land. Not only are such opportunities limited, they can also be difficult to rely on as a large proportion of overall supply.

Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County.

- 3.7 The spatial strategy describes a hierarchy of settlements within the County. Each tier recognises the particular role of those settlements and plans a level of new housing development that is appropriate. Chippenham, Salisbury and Trowbridge, are Principal Settlements supported by a number of Market Towns. Development at Large and Small Villages should accommodate local needs. Local Service Centres have also been identified that have a more pronounced role than villages. They possess a level of facilities and services that provide the best opportunities outside the Market Towns for sustainable development.

9 See Topic Paper 3 Housing for an explanation of how a windfall allowance has been estimated for each HMA. The approach accords with guidance contained in paragraph 48 of the NPPF.

4. Housing delivery strategy

How many homes are needed and where?

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

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,624	2,311	5
North and West Wiltshire HMA	24,740	13,025	10,606	1,109
South Wiltshire HMA	10,420	5,388	3,701	1,331

- 4.2 The figures above do not include windfall and show a minimum that the Plan should aim to allocate, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.
- 4.3 In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements and Market Towns). This supports the sustainable development of the County sought by Objective 3 of the Plan. These settlements where allocations are justified are:

Table 4.2 Higher Tier Settlements where allocations were made

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

- 4.4 The WCS proposes much more modest levels of housing provision at Large Villages as reflected in the indicative scales of housing for each community area. Some new development, to meet local needs, may be appropriate at some of the designated Large Villages within these rural areas either through sites allocated in the Plan or by Neighbourhood Plans produced by the local community.
- 4.5 No allocations are made at Local Service Centres or Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA. Housing to meet local needs can be identified where necessary

through neighbourhood planning. Neighbourhood planning will also supplement supply in the other two HMAs. No suitable sites were available at Large Villages in the South Wiltshire HMA and therefore the Plan makes no allocations in that area either. The Plan makes allocations at Large Villages only in the North and West Wiltshire HMA. These involve the following Community Areas:

Table 4.3 Community Areas where allocations were made at Large Villages

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

Summary of site allocations

4.6 In summary the Plan allocates the following sites in each HMA.

East Wiltshire Housing Market Area

Table 4.4 East Wiltshire Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Ludgershall	553	Empress Way	270 ⁽¹⁰⁾

North and West Wiltshire Housing Market Area

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

Settlement	SHLAA reference	Site Name	Approximate dwellings
Yatton Keynell	482	East of Farrells Field	30
Trowbridge	613	Elm Grove Farm	250
	1021	Church Lane	45
	3260	Upper Studley	45
	298	Land off the A363 at White Horse Business Park	175
	3565	Southwick Court	180
	297/ 263	Elizabeth Way	355
Warminster	302/ 1032	Bore Hill Farm	70
	304	Boreham Road	30

10 This total includes 109 dwellings that already have planning permission

Chapmanslade	316	Barters Farm Nurseries	35
Bratton	321	Court Orchard / Cassways	35

South Wiltshire Housing Market Area

Table 4.6 South Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Durrington	3154/ S98	Clover Lane	45 ⁽¹¹⁾
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100
	OM003	The Yard	14

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

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

Objective 2 Housing Land Supply

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

Table 4.7 HMA housing land supply 2006-2026

Housing Market Area (HMA)	Minimum Housing Requirement	Completed (2006-2017)	Commitments (2017-2026)	Windfall Allowance (2017-2026)	Plan Allocations (2017-2026)	TOTAL	Surplus
East Wiltshire	5,940	3,624	2,311	823	161	6,919	979
North and West Wiltshire	24,740	13,025	10,606	2,209	1,103	26,943	2,203

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

South Wiltshire	10,420	5,388	3,701	743	804	10,636	216
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4.9 The Plan helps to provide for the amount of housing required by the WCS. Plan preparation has also looked at the likely timings of construction of the various land sources using trajectories of dwelling completions (housing trajectories). The results are reported in Topic Paper 4: Developing Plan Proposals. This assesses how the Plan achieves a sufficient supply in each year over the plan period in order to meet the objective of ensuring a five year supply of deliverable land for each of the remaining years of the WCS plan period to 2026.

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

Table 4.8 HMA Five year land supply estimates 2017-2026

HMA	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
East Wiltshire	8.54	8.81	9.64	10.77	14.98	14.62	12.89	11.50	8.23
North and West Wiltshire	6.15	6.66	6.85	6.87	6.95	6.95	6.76	6.21	5.38
South Wiltshire	5.70	5.95	5.75	5.57	5.46	5.14	4.19	3.25	2.42

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

Objective 3 Spatial Strategy

4.12 The scale and distribution of sites at each settlement is consistent with the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.

4.13 It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.

4.14 Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.

- 4.15** The following sections describe the relationship between the distribution of housing development (including the site allocations) and the spatial strategy for each of the County's HMAs.

East Wiltshire Housing Market Area

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

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

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Devizes	2,010	1,501	612	2,113	5.1%
Marlborough	680	397	304	701	3.1%
Tidworth and Ludgershall	1,750	767	1,177	1,944	11.1%
TOTAL	4,440	2,665	2,093	4,758	7.2%
Rural areas					
Devizes CA remainder	490	297	112	409	-16.5%
Marlborough CA remainder	240	157	52	209	-12.9%
Pewsey CA	600	416	192	608	1.3%
Tidworth CA remainder	170	89	23	112	-34.1%
TOTAL	1,500	959	379	1,338	-10.8%

- 4.17** 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 (+7.2%) and less on the rural settlements (-10.8%).
- 4.18** Indicative levels of housing for Market Towns are not a ceiling and a variance would not seem to present new or significant issues for local infrastructure and environmental capacity.
- 4.19** Similarly, variations from the spatial strategy do not appear to give rise to significant issues. The rural area around Tidworth contains two designated Large Villages: Collingbourne Ducis and Netheravon. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.

4.20 A number of rural communities within the HMA are developing a local vision for the sustainable development of their settlement using neighbourhood planning⁽¹²⁾. These will address local needs, including needs for new homes, and they will progress further allocations to include housing that will contribute to supply. Neighbourhood plans will be a main means to sustain the roles of Large Villages described in the spatial strategy.

4.21 The distribution of housing development accords with the underlying principles of the WCS to direct development to the most suitable, sustainable locations.

North and West Wiltshire Housing Market Area

4.22 The table below compares indicative with proposed levels of growth in each Community Area:

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

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Bradford on Avon	595	384	218	602	1%
Calne	1,440	1,034	847	1,881	31%
Chippenham	4,510	1,230	3,016	4,246	-6%
Corsham	1,220	597	629	1,226	0%
Malmesbury	885	657	385	1,042	18%
Melksham and Bowerhill	2,240	1,445	1,113	2,558	14%
Royal Wootton Bassett	1,070	1,014	140	1,154	8%
Trowbridge	6,810	3,019	2,494	5,513	-19%
Warminster	1,920	615	1,040	1,655	-14%
Westbury	1,500	940	851	1,791	19%
TOTAL	22,190	10,935	10,733	21,668	-2%
Rural areas					
Bradford on Avon CA remainder	185	123	56	179	-3%
Calne CA remainder	165	96	171	267	62%
Chippenham CA remainder	580	419	116	535	8%

12 Community Area Topic Papers summarise progress on neighbourhood planning

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Corsham CA remainder	175	285	96	381	118%
Malmesbury CA remainder	510	340	170	510	0%
Melksham CA remainder	130	115	44	159	22%
Royal Wootton Bassett and Cricklade CA remainder	385	305	177	482	25%
Trowbridge CA remainder	165	256	32	288	75%
Warminster CA remainder	140	91	68	159	14%
Westbury CA remainder	115	60	46	106	-8%
TOTAL	2,550	2,090	976	3,066	20%

- 4.23** There are marked differences in the anticipated growth of many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill, and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.
- 4.24** Growth at Chippenham and Trowbridge has not matched expectations. Land has been in short supply or delayed in coming forward. As Principal Settlements within the HMA they are intended to be the primary focus for development, providing significant levels of jobs and homes.
- 4.25** In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham and Bowerhill, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.
- 4.26** Indicative levels of housing for Market Towns are not a ceiling and variations would not seem to present new or significant issues for local infrastructure and environmental capacity. Allocations made in the Plan are made to support the spatial strategy. It is not however practical for the Plan to completely re-dress imbalances in the distribution of development from what the spatial strategy envisaged. A review of the WCS is also the appropriate means to properly consider the performance and longer term prospects of settlements.

- 4.27** Chippenham now has the potential to meet the minimum scale of growth anticipated in the WCS by delivery of higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan as well as other significant permissions at the town.
- 4.28** Until very recently there has been a shortage of development opportunities in the town. It is difficult to substantiate a direct connection, but this shortage may also have contributed to the higher than anticipated rates of development experienced by Calne, neighbouring Chippenham. Higher rates of development than expected cause concern about the adequacy of local infrastructure to support population growth and about environmental impacts. No allocations are proposed in the Plan for Calne or Corsham.
- 4.29** Symptoms of similar circumstances appear to be apparent with regard to Trowbridge as at Chippenham, although there would not appear to be such a pronounced shortage of land at Trowbridge.
- 4.30** 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 1,050 dwellings. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,297.
- 4.31** One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. 1,350 dwellings will be built on this site in the plan period and a further 1,250 post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This broadly equates to the 1,297 dwelling shortfall.
- 4.32** A second main reason for a shortfall has been the inability to identify enough land free from environmental constraints that could compensate for the consequences of delay to Ashton Park. Designated Green Belt provides long term protection from development and limits the scope for Trowbridge to expand. Ecological constraints result from the need to safeguard habitats for protected bats. Other options are limited for different reasons.
- 4.33** In addition, to meet Plan objectives, land identified should be capable of development within the plan period. Unlike Salisbury, there are no reserve locations or areas of search. At this stage, substituting one complex site by another would not provide a remedy to a relatively short-term issue.
- 4.34** Looking over the plan period there has not been as dramatic a fall off in dwelling completions at Trowbridge as took place at Chippenham. The Plan allocations provide choice and flexibility as well as add to supply. The shortfall compared to an indicative level is not so severe as to jeopardise the position of Trowbridge as a Principal Settlement or undermine objectives of the spatial strategy. The WCS makes clear that indicative requirements for community areas provide context and are not prescriptive. A lower provision over the shorter term represents the flexibility associated with the indicative nature of the requirements of the WCS.
- 4.35** Both Westbury and villages around Trowbridge have experienced higher than anticipated rates of growth. The WCS has the objective of consolidating growth at Westbury and this plan makes no additional allocations for housing development.
- 4.36** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.

4.37 Differences from the pattern of development envisaged by the WCS have arisen over the first half of the plan period. Plan allocations go some way to reversing this, but only so far. Specifically, growth at Trowbridge is more constrained and more difficult to realise than had been envisaged, although not so much as to fundamentally undermine the spatial strategy. Housing provision exemplifies the flexibility made necessary by the indicative nature of community area requirements of the WCS.

4.38 The scale of development at Warminster is not envisaged to meet indicative strategic requirements. Three proposals of the Plan improve choice in the Town. Constraints include flood risks and managing phosphate levels that can affect the River Avon Special Area of Conservation. The West Warminster Urban Extension, a strategic site in the WCS, provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. It provides a longer term surety of supply that supports the role and function of the town.

4.39 Allocations of the Plan at Large Villages in the HMA are made only at those settlements where indicative levels will not be met and where local needs are not being addressed through neighbourhood planning. As well as being necessary to help ensure a surety of supply, these allocations will help to support the role of those Large Villages, supporting a range of local employment, services and facilities.

South Wiltshire Housing Market Area

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

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

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Amesbury, Bulford and Durrington	2440	1,446	873	2,319	-5%
Salisbury	6,060	2,436	2,970	5,938	-2%
Wilton		321	211		
TOTAL	8500	4,203	4,054	8,257	-3%
Rural areas					
Amesbury CA remainder	345	176	73	249	-28%
Mere CA remainder	50	42	7	49	-2%
Mere (LSC)	235	123	143	266	13%
Downton (LSC)	190	101	92	193	2%

Tisbury (LSC)	200	169	9	178	-11%
Wilton CA remainder	255	123	14	137	-46%
Southern Wiltshire CA remainder	425	389	98	487	15%
Tisbury CA remainder	220	62	16	78	-65%
TOTAL	1,920	1,185	452	1,637	-15%

- 4.41** The South Wiltshire HMA has a less generous housing land supply than elsewhere in Wiltshire.
- 4.42** Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings provide a large source of supply to the end of the Plan period to ensure that the City achieves the role set out in the spatial strategy: Fugglestone Red and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, land at Netherhampton Road, is an allocation of the Plan.
- 4.43** It is unlikely that all the strategic sites allocated in the WCS for Salisbury would deliver sufficiently within the plan period to meet housing requirements and ensure supply, and therefore land allocated at Netherhampton Road is necessary. A shortage of land could impede the City's prospects and it could also lead to greater development pressures in other settlements in the HMA less suited to growth.
- 4.44** One of the WCS strategic allocations, namely Churchfields is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged beyond the current plan period of 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.
- 4.45** The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council's monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS.
- 4.46** 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. Fugglestone Red and the Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.
- 4.47** Further sites at Salisbury support provision for primary education in the south of the City. They improve choice. They also help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites.

- 4.48** Provision for the rural areas of the HMA can be divided between growth at Local Service Centres and elsewhere, including Large Villages.
- 4.49** Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.
- 4.50** In terms of the wider rural area, overall, given the flexibility that should be associated with indicative requirements there is no fundamental conflict with the spatial strategy and proposals are in general conformity with the WCS. There are three Large Villages in the rural area around Tisbury all of which are within the Cranborne Chase and West Wiltshire Downs AONB. The Plan does not propose any allocations because of a variety of constraints and a lack of land availability. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke sites are being investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth. Neighbourhood planning is suited to addressing local needs in these circumstances.

5. Housing site allocations

Introduction

- 5.1** By assessing each of the settlements identified in Core Policy 1, a site selection process has produced a range of sites suitable for residential development. Scales of development reflect each site's suitability. They also have regard to the role of a settlement and its size as well as the indicative requirements for housing in each community area, as presented in the WCS. Development will be required to provide for the necessary on-site and, where necessary, off-site infrastructure requirements arising from proposals in accordance with Core Policy 3 (Infrastructure requirements).
- 5.2** The design and form of development will accord with policies of the WCS. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design of all development.
- 5.3** Landscaping will be provided at boundaries and throughout each site retaining and reinforcing as much as possible of existing hedgerow and tree cover. This will often be required in order to establish a visual boundary to a settlement and so help preserve the settlement's character and appearance in the wider landscape as well as protect the amenity of adjoining uses, as will tools such as Landscape and Visual Impact Assessment (LVIA) as part of the planning application process. Core Policies 51 and 52 are particularly relevant (Landscape and Green Infrastructure). Some sites relate to Areas of Outstanding Natural Beauty and building design, layout and landscaping measures will be necessary to deliver a scheme which positively assimilates within the wider landscape setting and reflects the character of the local vernacular in accordance with requirements of Core Policy 51. Moreover, in delivering high quality design, development of the allocated sites should take opportunities to improve cycling and walking connectivity in accordance with Core Policy 61.
- 5.4** An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity). Most sites proposed are of more than one hectare and will therefore require a flood risk assessment (incorporating an assessment of the predicted effects of climate change) in order to ensure that there is no increase in risk of flooding on site and elsewhere, thereby complying with Core Policy 67 (Flood Risk) and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. 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.
- 5.5** The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as 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 phosphorous 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 phosphorous load discharged to the River Avon SAC.

- 5.6** Development has the potential to affect the significance of heritage assets within or beyond site boundaries. The Council commissioned consultants to prepare 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. Where necessary, further, detailed, site-specific 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 189 to 202) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary
- 5.7** Transport impacts from a proposal will also need detailed assessment in order to accord, in particular, with Core Policy 62 (Development Impacts on the Transport Network). Depending upon the characteristics of individual sites, other policies of the core strategy will be relevant to the determination of planning applications for each of the sites proposed.
- 5.8** The Council will seek a proportion of new homes as affordable housing in accordance with Core Policy 43 (Providing Affordable Homes).
- 5.9** In addition to Community Infrastructure Levy, the Council will also seek funding contributions toward infrastructure or mitigation that is not identified for levy funding and which is directly related to development and necessary for it to proceed. Satisfying the requirements of Core Policy 3 will therefore also be important.
- 5.10** Proposals for new housing sites must be read in conjunction with the Wiltshire Core Strategy and will be considered against all relevant policies, including those relating to place shaping and high quality design. Developers of more substantial sites will also prepare Sustainable Energy Strategies setting out how proposals meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as combined heat and power).
- 5.11** Standards for provision to meet leisure and recreation needs of any application will be applied to each of the proposals. An audit of existing open space assets will inform outdoor sports provision. Shortages of amenity green space, parks and areas for informal recreation may be addressed by provision for open space by proposals but will solely be of a form and scale to meet the needs of new development.
- 5.12** As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, site specific Heritage Assessment, Biodiversity Report, Surface Water Management Plan (incorporating a site wide, comprehensive drainage strategy), Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change), and Transport Statement.

East Wiltshire Housing Market Area

5.13 Land for housing development is identified to support the role of settlements in the East Wiltshire HMA, to ensure supply, improve choice and competition in the market for land. The following site is allocated for development, as shown on the Policies Map:

Table 5.1 Housing Allocation in the East Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number of dwellings
Tidworth	H1.1	Empress Way, Ludgershall	270

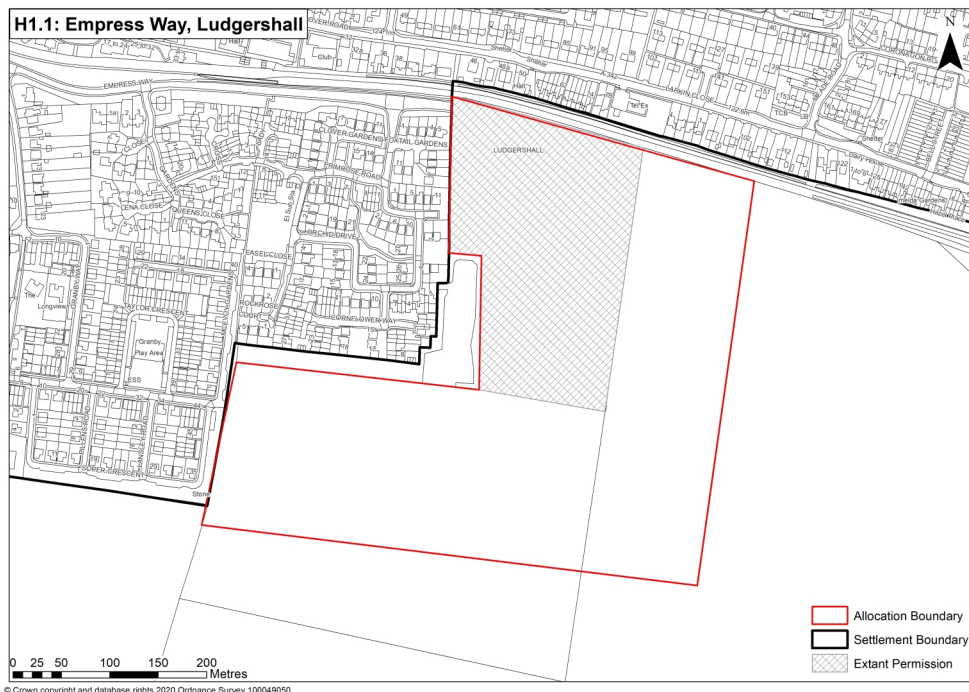
5.14 The specific requirements and form development will take are described below for the site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Ludgershall

5.15 Ludgershall, along with Tidworth is designated as a Market Town and has the potential for significant development. The WCS envisages Ludgershall, together with Tidworth, accommodating approximately 1,750 additional dwellings over the plan period. As a part of the settlement strategy, an increase in jobs and homes in the town will help to enhance services and facilities and promote better levels of self-containment and viable sustainable communities (Core Policy 1, WCS). Further development will support it carrying out this role.

H1.1 Empress Way

Figure 5.1 H1.1 Empress Way, Ludgershall



Policy H1.1

Land at Empress Way, as identified on the Policies Map is allocated for development comprising the following elements:

- approximately 270 dwellings;
- vehicular access from Empress Way and Simonds Road/New Drove, via the Granby Gardens development site, together with a connecting highways link between the two points of access;
- 1.8ha of land reserved for a two form entry primary school in the south eastern corner of the site; and
- improvements to cycling and walking routes through the site to link into the existing network, including the retention and enhancement of public rights of way LUDG1 and LUDG2.

Development proposals will be subject to the following requirements:

- a planning obligation to safeguard land for a primary school for an agreed period of time;
- a transport assessment that will determine the trigger point for the delivery of the access via Simonds Road and inform detailed measures to mitigate impacts on the local road network;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site;
- Layout and design of the development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided; and
- layout of the development will be informed by an odour assessment, to be undertaken in consultation with Southern Water to ensure a satisfactory living environment will be created.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.

5.16 Approximately 16.5ha of land at Empress Way, as shown on the policies map, are allocated for development. The proposal is to extend land already with permission⁽¹³⁾ for housing development to allow for a further 160 dwellings. The total amount of development will therefore be 270 dwellings. The treatment and design of the site will be one comprehensive development proposal.

5.17 The site is formed of agricultural land on the southern edge of the town. It is a logical extension to the town in an accessible location with regard to local services and facilities but there are limited established natural boundaries that help to enclose the site. There are no field boundaries on the site's southern and eastern edges, although there is limited screening on the boundaries adjoining the railway line and existing residential development.

13 Outline planning permission reference E/2013/0234/OUT (land adjacent to Empress Way).

- 5.18** Vehicular access to the site would be required from Empress Way and via the Granby Gardens development site. Development of the site will include a connecting link road through the site to the two points of access. Transport assessment will determine the trigger point for the delivery of the access via Simonds Road and 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.
- 5.19** Development of the site will include 1.8ha reserved for a two form entry primary school. Based on current estimates, capacity within local primary schools will be absorbed by committed development elsewhere in the town. The need to retain the reserved land for a school will be determined as part of the application process based on an assessment of future need for primary school places at the time of an application. In the event that land for a school is not required within a period to be agreed with the Wiltshire Council's Education Department, then the land will be returned and thereby revert to agricultural use. Responsibility for provision of the school will lie with the Council and the process and timescale for delivery will be in agreement with the developer. The development will also be subject to the normal contributions to education provision in accordance with core policies of the Wiltshire Core Strategy.
- 5.20** The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment, Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy. 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.

North and West Wiltshire Housing Market Area

- 5.21** Land for housing development is identified to ensure supply, support the role of settlements in the North and West Wiltshire HMA, and improve choice and competition in the market for land.
- 5.22** As a Principal Settlement, the WCS anticipates that Trowbridge will be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period to 2026. Additional allocations are therefore made to support this role.
- 5.23** Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2. The following sites are allocated for development, as shown on the policies map:

Table 5.2 Housing Allocations in the North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	250
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	175

Community Area	Reference	Site Name	Approximate number of dwellings
	H2.3	Elizabeth Way, Trowbridge	355
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	45
	H2.6	Southwick Court, Trowbridge	180
Warminster	H2.7	Bore Hill Farm, Warminster	70
	H2.8	Boreham Road, Warminster	30
	H2.9	Barthers Farm Nurseries, Chapmanslade	35
Chippenham	H2.10	East of Farrells Field, Yatton Keynell	30
Westbury	H2.11	Off B3098 adjacent to Court Orchard / Cassways, Bratton	35

5.24 The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Trowbridge

5.25 The WCS envisages approximately 6,810 new dwellings at the Principal Settlement of Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions and a strategic site allocation in the WCS (Ashton Park), a significant volume of additional housing will be required in order to help address residual indicative requirements.

5.26 In the face of the need to identify sites for additional housing at the town, there are significant ecological, landscape (Green Belt) and infrastructure constraints that significantly limit the choice of available sites. Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

- Ecology:** an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with designated woodland features around the town support significant populations of protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). Additional housing development will increase the population of the town and thereby amplify the risk of recreational pressure on bats. To address this issue, the Habitats Regulations Assessment (HRA) for the Plan recommends a strategy for managing recreational pressure across the town. This states that core bat habitat should be retained and buffered to protect and enhance the local features, to be identified through appropriate survey, of each site. Detailed design and layout of schemes will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS), and would need to consider additional planting and open space to protect and enhance BAP priority habitats and thereby augment opportunities for bat foraging routes and roosting sites including establishing dark corridors through sites. Specific measures that will be required are explained for each site and funding contributions may also be

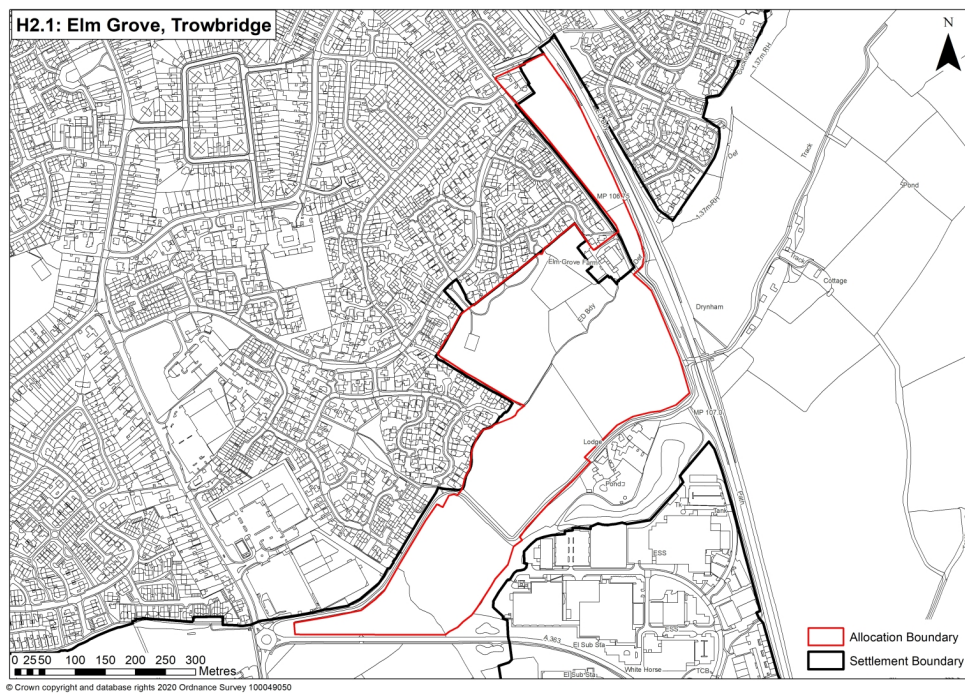
sought towards the delivery of potential offsite measures and monitoring, including new woodland planting and land acquisition to create a Suitable Alternative Natural Greenspace (SANG) to alleviate recreational pressure on core bat habitat, as defined in the Trowbridge Bat Mitigation Strategy.

- **Education:** Funding contributions will be sought from developers to help provide adequate capacity.
- **Health Services:** development will also increase demand for primary health care and funding contributions may also be sought to expand the capacity of GP services and dentistry. Contributions will be justified on a site by site basis in discussion with Clinical Commissioning Group and NHS England.

5.27 The proposed site allocations are capable of delivery and will provide a boost to local housing supply.

H2.1 Elm Grove Farm

Figure 5.2 H2.1 Elm Grove Farm, Trowbridge



5.28 In accordance with the National Planning Policy Framework, the policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy.

Policy H2.1

Land at Elm Grove Farm, as identified on the Policies Map, is allocated for mixed use development comprising the following elements:

- approximately 250 dwellings;
- a multi-purpose community facility co-located with existing or improved open space;
- a significantly improved and consolidated public open space area incorporating the existing Queen Elizabeth II Field to provide a play area, junior level sports pitches and changing facilities for local community teams to utilise;
- a road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and
- improvements to cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site and the White Horse Business Park.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;
- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and off-site measures as necessary, as informed by the TBMS; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.

5.29 Approximately 17.61 of land at Elm Grove Farm is allocated for the development of approximately 250 dwellings, along with a multi-purpose community facility co-located with consolidated and improved public open space, as shown on the Policies Map. It is well located with regard to local facilities and services. Moreover, the site is enclosed to the north-west and south-east by existing development and development proposed further south. Consequently, development of the site would not lead to a significant encroachment of further built form into the countryside. Development will include a multi-purpose community building geared toward use by sports and social groups in the area could provide a local centre to the development.

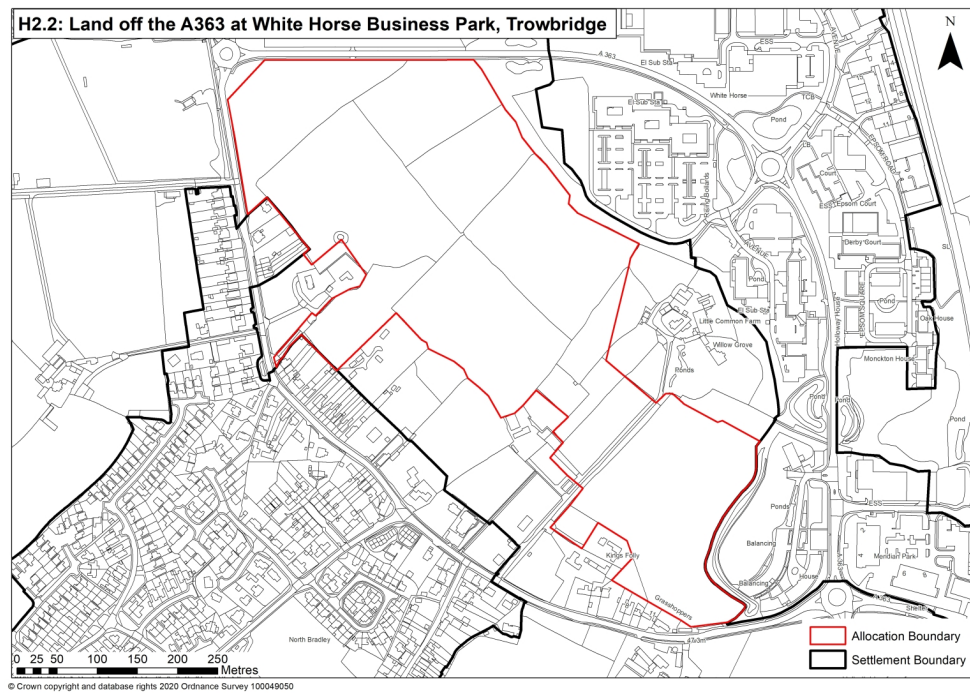
5.30 Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy. The existing natural features of the site are significant in the landscape

and would need to be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.

- 5.31** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: Drynham Lane / Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.
- 5.32** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.33** 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 along with Grade II listed Southview Farm and, where appropriate, their settings. 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 by detailed assessments (including heritage) to support any subsequent planning applications.
- 5.34** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.

H2.2 Land off the A363 at White Horse Business Park

Figure 5.3 H2.2 Land off the A363 at White Horse Business Park, Trowbridge



Policy H2.2

Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 175 dwellings;
- vehicular access from the A363;
- development to be directed to the north and east of the site; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments. Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

5.35 Approximately 20.52ha of land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 175 dwellings, as identified on the Policies Map. It is reasonably well located with regard to services and facilities. The site extends over a significant area of agricultural land used for a mix of grazing and arable cropping. It is contained, to a degree, by existing development to the east and west and fronts a 'gateway' route to the town. An objective of detailed design and layout will be to retain visual separation of the Town's urban area from North Bradley village. To achieve this, development proposals would need to be focused within the north-east of the site, screened with new planting and provide improvements to walking and cycling routes through to the town.

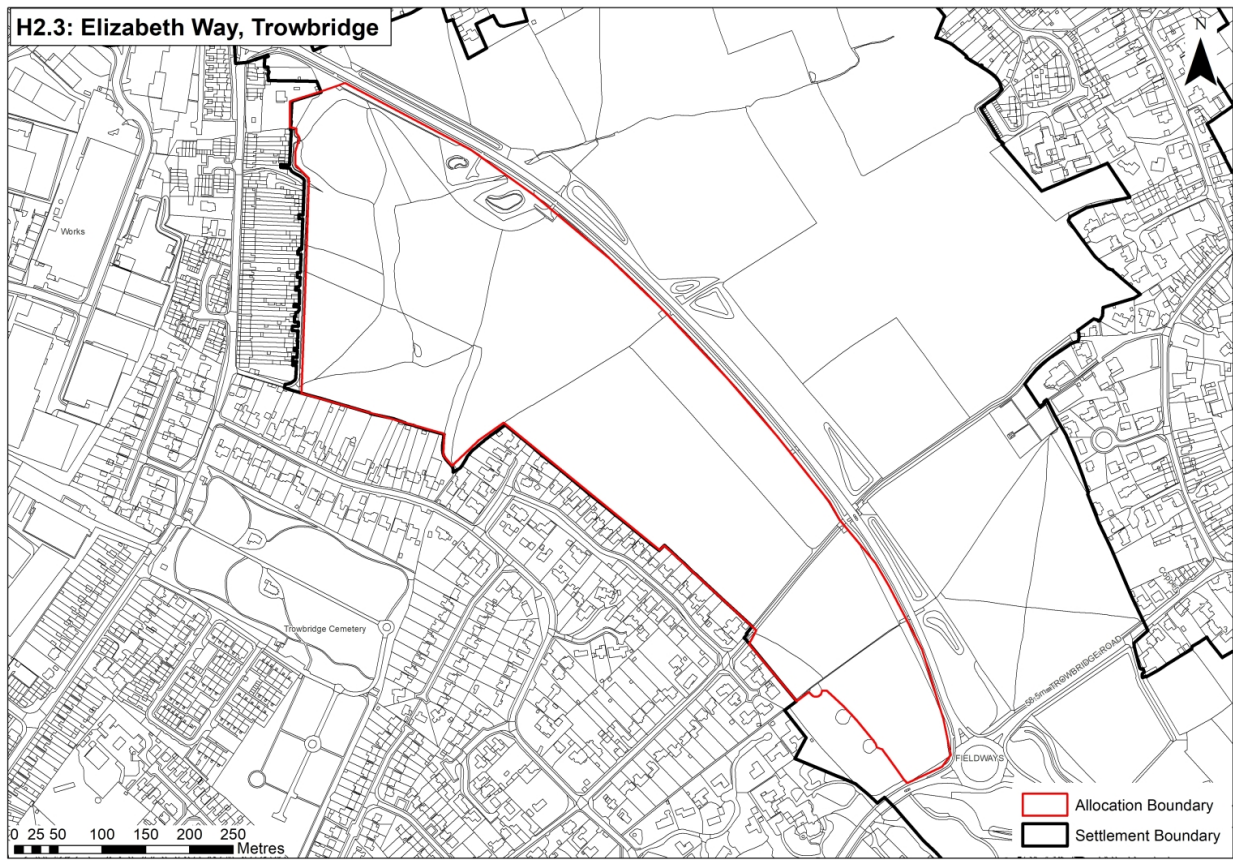
5.36 The site is characterised by a distinctive pattern of mature and semi-mature hedgerows and trees that form a feature in the landscape. Development of the site would need to retain these features and thereby provide a layout that respects the setting of North Bradley village as an important element of detailed design. Existing hedgerows and trees also provide

habitat for protected and non-protected species. These natural features therefore provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats.

- 5.37** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: woodland belts associated with the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.
- 5.38** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.39** 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. In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.
- 5.40** 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 II listed) and Woodmarsh Farm (non-designated asset). An area of the site is also adjacent to a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. At the planning application stage, the layout and design of the site must give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm. The Baptist burial ground and gateway is in poor condition and in ensuring that a comprehensive approach is taken to the development of the site a positive contribution will also be required towards conserving and enhancing the significance of this heritage asset and its setting. It will be expected that the developer of the site will work with the Church to ensure that a positive strategy is in place to protect and enhance the Baptist burial ground and gateway. The archaeological potential of the site is likely to be high. Given the potential for heritage assets with archaeological interest to be present within the site, field evaluations will need to be carried out and taken into account in developing proposals, to minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.41** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.

H2.3 Elizabeth Way

Figure 5.4 H2.3 Elizabeth Way, Trowbridge



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Policy H2.3

Land to the South West of Elizabeth Way, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 355 dwellings;
- vehicular access points from Elizabeth Way; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate surveys, impact assessments and Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation, including financial contributions toward management, monitoring and off-site measures as necessary, that will protect bats in accordance with the TBMS;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and reinforcement of existing hedgerows and trees as part of wider strategic landscaping and green infrastructure requirements, incorporating noise attenuation measures and open space provision; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

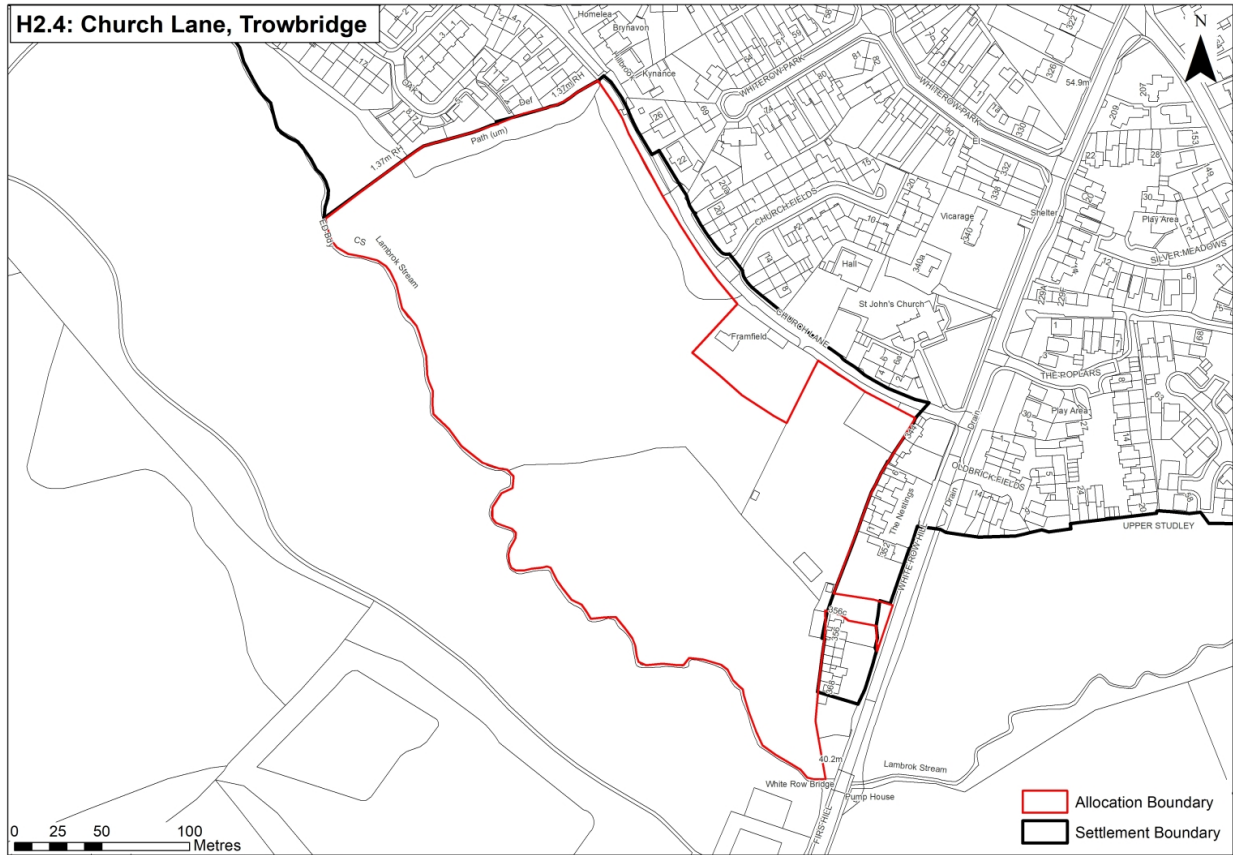
Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

- 5.42** Approximately 21.24ha of land to the South West of Elizabeth Way is allocated for the development of approximately 355 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land quite markedly enclosed by existing development and Elizabeth Way distributor road. The character of the land within the site is relatively open and offers views through the existing urban edge of the town and the village of Hilperton. The dominant feature in the landscape is Elizabeth Way which would serve as access to the site.
- 5.43** Mature and semi-mature hedgerows and trees are key features in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within the detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.
- 5.44** This site may be used by Bechstein's bats associated with the Bradford and Bath Bats SAC. Potentially sensitive habitat features on / adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site.

- 5.45** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.46** An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. 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.
- 5.47** 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. The layout and design of the site would need to give great weight to the significance of nearby heritage assets and their setting. Where necessary, stand-offs to existing development in Victoria Road, Albert Road and Wyke Road, along with the incorporation of appropriate boundary treatment would need to be considered through detailed layout and design.
- 5.48** There are opportunities to provide new routes for walking and cycling that would also serve the existing built-up area and that could improve connectivity for a wider area of the town. These should be explored and, wherever practicable, provided in order to encourage a reduction in private car journeys.
- 5.49** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.

H2.4 Church Lane

Figure 5.5 H2.4 Church Lane, Trowbridge



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Policy H2.4

Land at Church Lane, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings to be focused towards the north of the site;
- sensitively designed vehicular access via a new junction arrangement off the A361 that incorporates discreet lighting, signage and boundary treatments to avoid unacceptable harm to heritage assets and their settings; and
- improvements to cycling and walking routes through the site to link to the existing network, including links between the site, Southwick Country Park and the existing network, including improvements to footpath TROW8.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and off-site measures as necessary, as informed by the TBMS;
- retention and enhancement of hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity value and amenity of Southwick Country Park in conjunction with development at Southwick Court and Upper Studley;
- sensitive design and layout, which ensures the significance of heritage assets and their settings including the contribution made by the paddock adjacent to Church Lane, are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

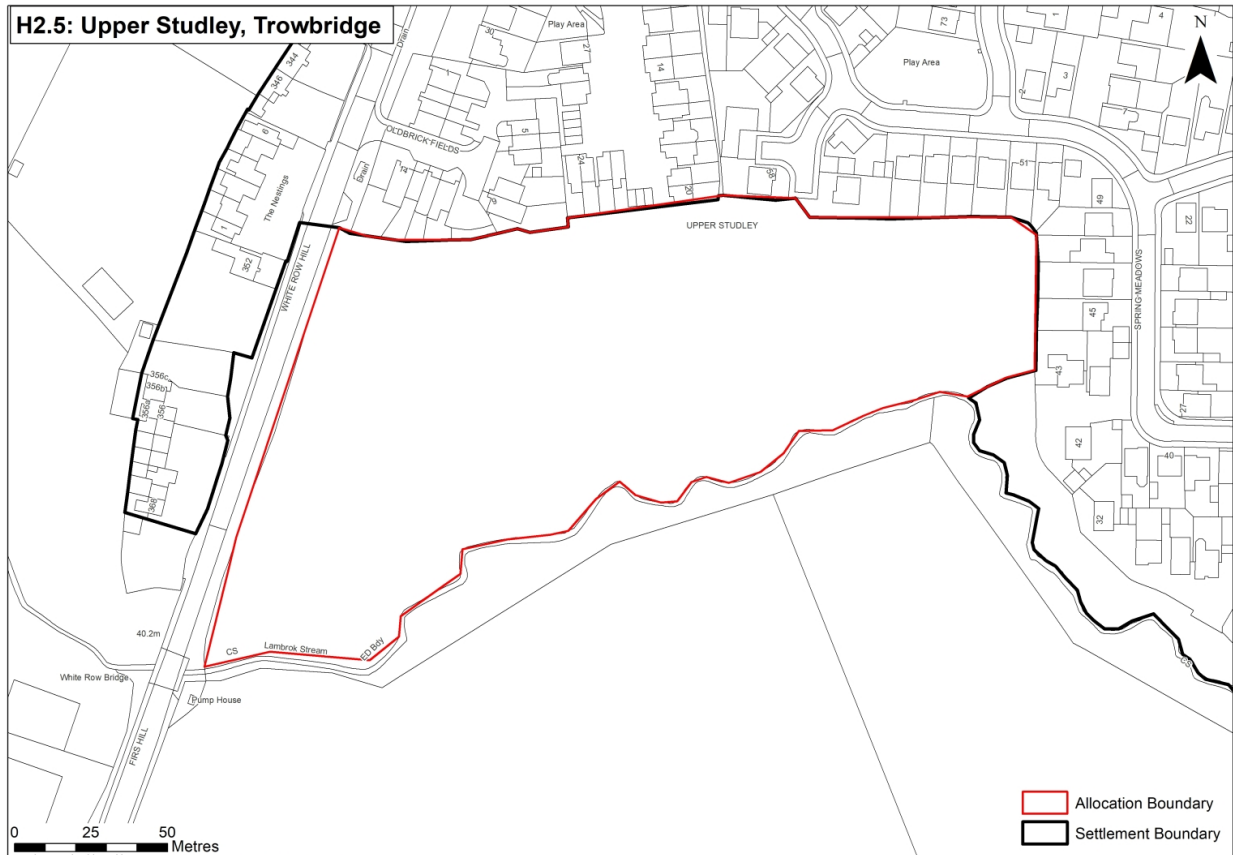
Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. The cumulative impacts associated with heritage, landscape, ecology and highway access should be taken into account and comprehensively addressed for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively enhances the urban edge of the town.

- 5.50** Approximately 5.93ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The site lies on the edge of existing built form and the Southwick Country Park. It is an open site that slopes to the south-west towards the Lambrok Stream. 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.

- 5.51** The site is adjacent to the Church of St John (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. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. Development should therefore avoid the paddock adjacent to Church Lane and the rear of listed buildings that front Frome Road. 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 a 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.
- 5.52** Proposals would need to provide a design and layout that enhances the urban edge of the town. Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. The Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court and Upper Studley. Such features would need to be of sufficient scale to protect and enhance the character and amenity provided by Southwick Country Park. Links between the site, the Country Park and existing built form would be achieved through improvements to footpath TROW8.
- 5.53** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: Framfield; boundary hedgerows; and the Lambrok Stream.
- 5.54** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures necessary.
- 5.55** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

H2.5 Upper Studley

Figure 5.6 H2.5 Upper Studley, Trowbridge



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Policy H2.5

Land at Upper Studley, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings;
- vehicular access via a new junction arrangement off the A361; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and off-site measures as necessary, as informed by the TBMS;
- an attractive frontage to A361 and enhancement of this approach to the town;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity and amenity provided by Southwick Country Park in conjunction with development at Southwick Court and Church Lane; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.

5.56 Approximately 2.27ha of land at Upper Studley is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The site has a physical relationship to the Lambrok Stream and recently built developments at Silver and Spring Meadows. The land slopes towards the stream and is bound to the south by tall, mature poplar trees. 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.

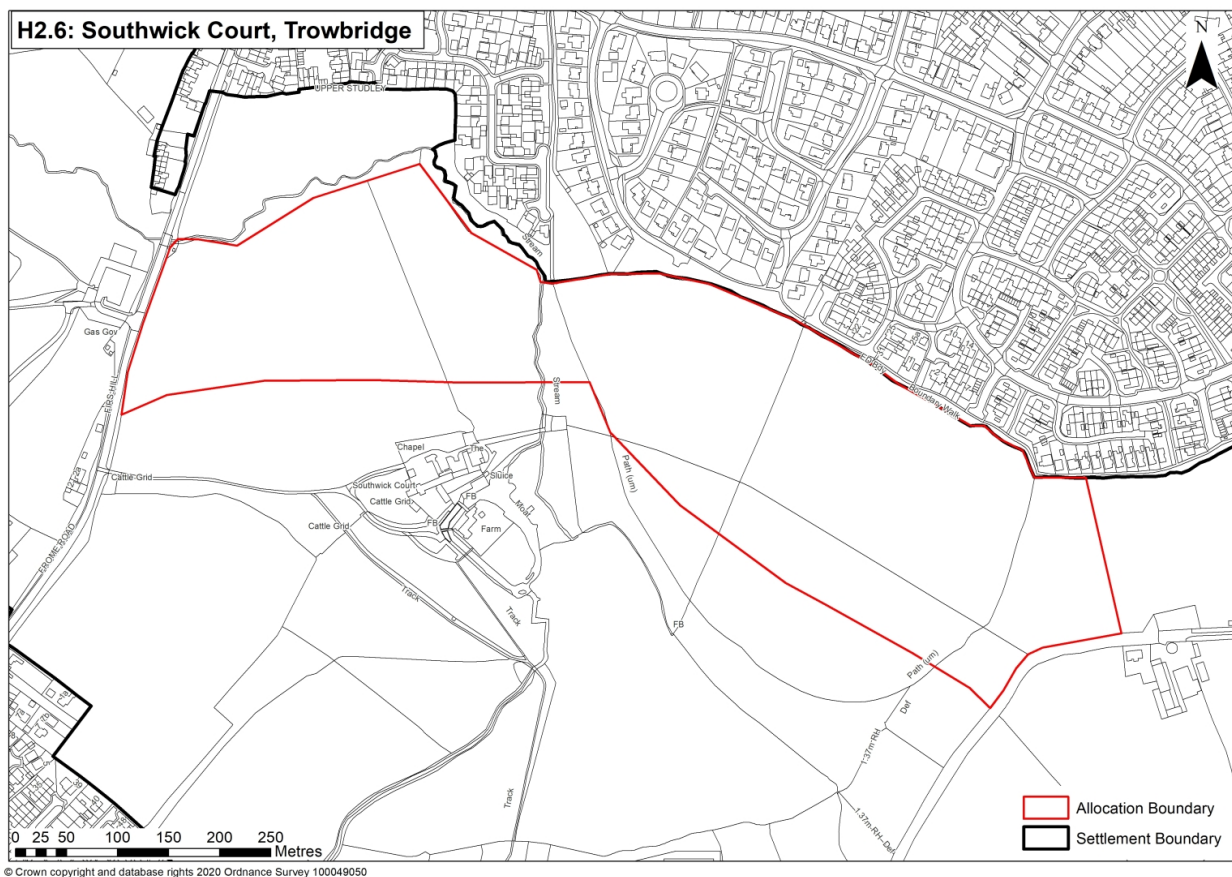
5.57 An objective of detailed design and layout will be to provide an attractive frontage to the A361, that enhances this approach to the town with vehicular access to the A361, along with cycling and walking routes into Trowbridge. The existing natural features of the site are

significant in the landscape and would be incorporated within a detailed layout and Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development allocated at Southwick Court and Church Lane.

- 5.58** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: boundary hedgerows / tree lines; and the Lambrok Stream.
- 5.59** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.60** The masterplan of the site and those prepared to guide development of neighbouring H2.5 and H2.6 must take a joined up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

H2.6 Southwick Court

Figure 5.7 H2.6 Southwick Court, Trowbridge



Policy H2.6

Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 180 dwellings;
- a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape. Signage should be kept to a minimum and particular attention given to reducing any adverse impacts of lighting;
- a controlled emergency vehicular access; and
- improvements to cycling and walking routes through the site to link in to the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and off-site measures as necessary, as informed by the TBMS;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. New homes will be situated to the east of the Lambrok Stream and adjacent to the existing urban area in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west of the Lambrok Stream will remain open and free from residential development. This shall be informed by appropriate heritage and archaeological assessments;
- a comprehensive approach to landscaping to enhance the urban edge of the town and in so doing protect and enhance the setting of Southwick Court Farmstead;
- retention and enhancement of existing hedgerows and trees to create a publicly accessible Green Infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, ecology and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively enhances the urban edge of the town.

- 5.61** Approximately 18.17ha of land at Southwick Court is allocated for the development of approximately 180 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land. The character of the land is relatively open and offers views to the north towards the existing urban edge of the town and south over land that forms a natural buffer to maintain the separate identity of the village of Southwick.

- 5.62** The area is of historic significance as water meadows (non-designated heritage asset) associated with the Grade II* Listed Southwick Court Farmstead that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat. 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 the Councils Heritage Impact Assessment and the results of further detailed heritage assessment work to support any subsequent planning application. Taking account of the weight attached to the significance of the assets, alone and in combination, any residual harm requires a clear and convincing justification within any subsequent planning application and should not be substantial. The social, environmental and economic advantages of the development, including the provision of homes along with significant improvements to biodiversity and provision of open space will achieve substantial public benefits. A sensitively designed, comprehensive development scheme will need to minimise harm by ensuring that new homes are directed to the east of the Lambrok Stream and built in a manner that respects both the topography of the land and existing urban form to the immediate north. 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 Southwick Court and associated heritage assets. The strategy for accessing the site must respect the significance of Southwick Court and the wider historic landscape it occupies. The road across the site and junction off the A361 (Frome Road) will therefore need to be sensitively designed and built in a manner that acknowledges the requirement to minimise intrusion within the historic landscape. Signage and lighting will be kept to a minimum and particular attention given to reducing any adverse impacts of lighting throughout the development. In addition, the creation of access specifically for emergency vehicles will need to be sensitively designed to ensure that the removal of any existing trees/hedgerows on the northern site boundary is kept to a minimum and must have regard to biodiversity / landscape / heritage assets.
- 5.63** Landscaping will be an important element of any subsequent scheme. The site represents an expansion of the town into the countryside. Development would therefore replace a substantial length of the town's existing urban edge. To address the impact of change in the landscape a comprehensive landscape treatment would provide an opportunity to improve the impact of the town on the wider landscape and in so doing protect and enhance the Southwick Court Farmstead. 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 and Church Lane. 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.
- 5.64** Mature hedgerows and trees (including a solitary veteran Oak tree) are a key feature in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.

- 5.65** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: boundary hedgerows / tree lines; Axe and Cleaver Lane; the Lambrok Stream; and the moat and grounds at Southwick Court.
- 5.66** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.67** Opportunities to improve walking and cycling routes through the existing built framework should be explored and, wherever practicable, new and improved routes provided in order to encourage a reduction in private car journeys and, in particular, to promote access to the wider countryside.
- 5.68** The masterplan for the site and those prepared to guide the development of neighbouring sites H2.4 and H2.5 must take a joined up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local school, local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.

Warminster

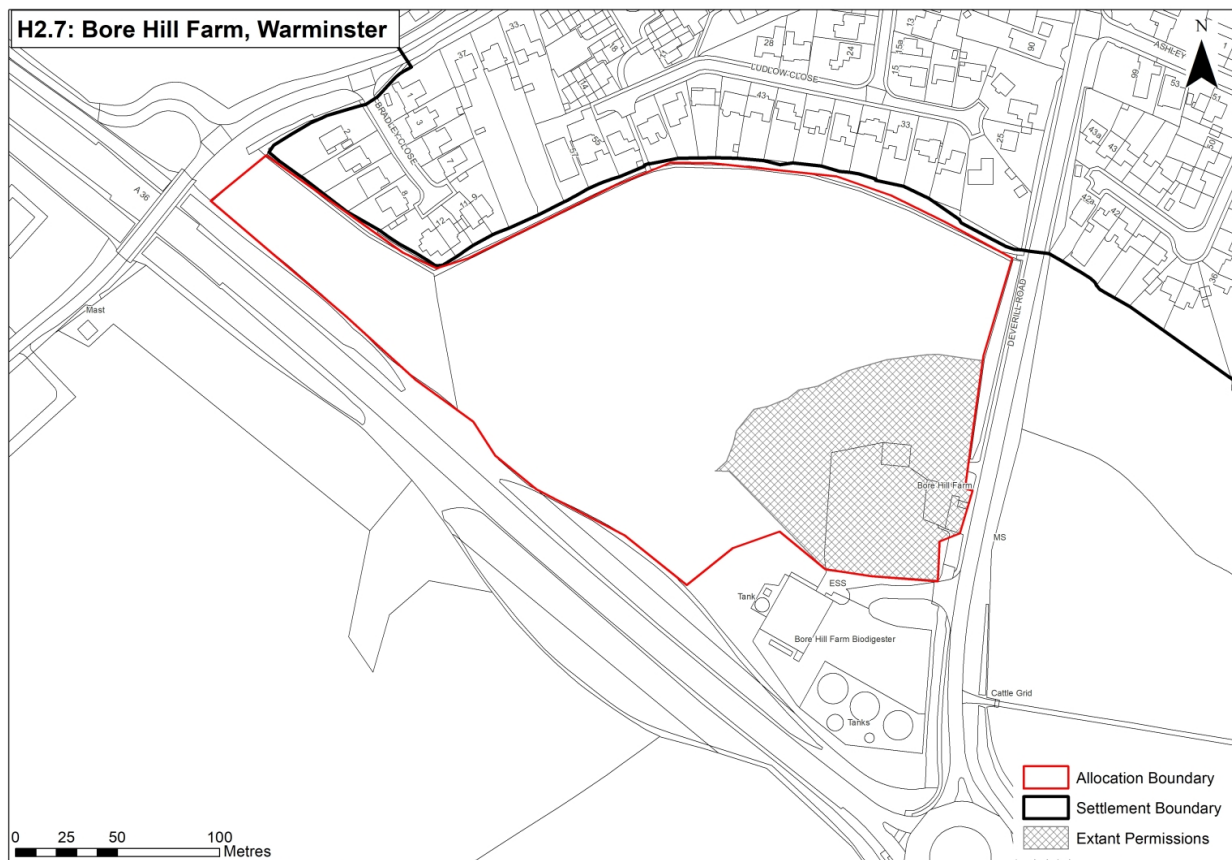
- 5.69** Warminster is a Market Town and has the potential to accommodate significant levels of development. As anticipated by the settlement strategy, an increase in jobs and homes in the town would help to enhance services and facilities and promote better levels of self-containment. The WCS envisages Warminster accommodating approximately 1,920 additional dwellings over the plan period (2006 to 2026).
- 5.70** Surface water management at Warminster is a particular issue. Developments will be supported by comprehensive Drainage Strategies that ensure the development will result in improved drainage conditions. Sufficient land will also need to be set aside for surface water management measures.
- 5.71** 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. Nevertheless, 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 is 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 an annex to the Nutrient Management Plan.
- 5.72** In March 2018, Natural England and the Environment agency advised the council that new development within the River Avon catchment must be phosphate neutral until mechanisms can be put in place to ensure phosphate concentrations in the river do not increase unacceptably as a result of development. The Council has therefore worked with these

bodies to agree an Interim Delivery Plan (IDP) which will take phosphate out of the catchment at a rate and spatial distribution broadly similar to patterns of development. Phosphate reductions will partly be reduced through a requirement for new development to reduce domestic water consumption, but it will also deliver measures such as new wetlands, less intensive agriculture and on-farm silt reduction measures. The IDP will be funded through CIL and delivery will be kept under review by the Working Group. Where local or short-term deficiencies emerge, bespoke mitigation may be required of developers.

5.73 Developments will be required to address any direct or indirect cumulative impacts on the A36.

H2.7 Bore Hill Farm, Warminster

Figure 5.8 H2.7 Bore Hill Farm, Warminster



Policy H2.7

Land at Bore Hill Farm, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 70 dwellings;
- vehicular access from Deverill Road;
- B1 employment, located between the bio-digester and residential development; and
- improvements to cycling and walking routes through the site to link into existing network (including WARM60).

Development will be subject to the following requirements:

- noise, dust and odour assessments to inform design and layout to separate the built form and sensitive land uses from the adjoining waste management facility. Development will not be permitted where assessments conclude that a satisfactory living environment for residents cannot be created;
- screening will be provided that has given due consideration to the operational waste management facility (bio-digester). Additional landscape screening at site boundaries to preserve amenity of adjoining residential dwellings; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

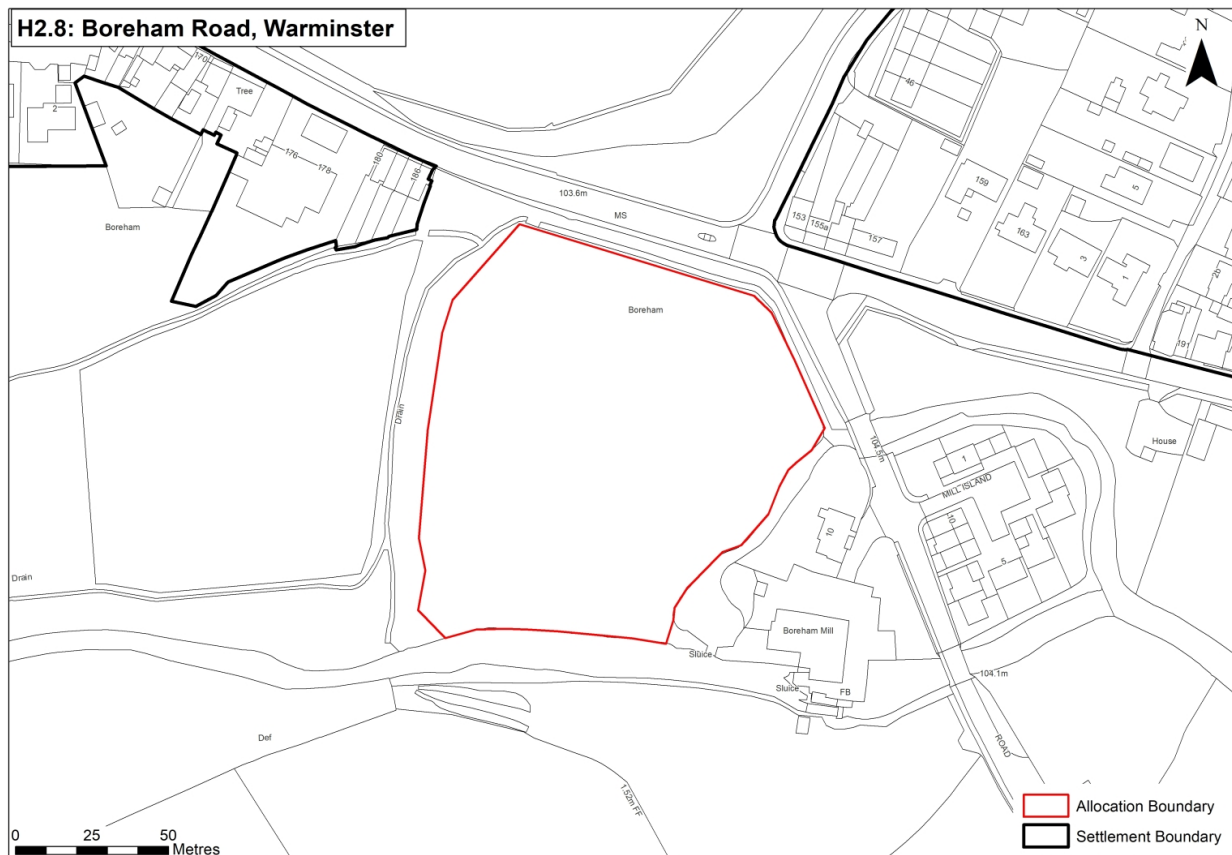
- 5.74** Approximately 4.83ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map, is allocated for the development of approximately 70 dwellings.
- 5.75** The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. Considering 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. 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. In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).
- 5.76** The site area includes land at Bore Hill Farm which benefits from extant planning permission for the development of B1 employment units⁽¹⁴⁾. In order to retain the employment generating use of this part of the site, in line with Warminster Neighbourhood Plan Policy W1, development would include approximately 70 dwellings together with B1 employment use. Provision for employment use as part of the development will take the form of land, equivalent in extent to that part of the current planning permission within the allocation, being reserved

and marketed as serviced land. It would be located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout.

5.77 Future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. In line with WCS Core Policy 41, opportunities should be explored for new development to use energy generated by the adjoining biodigester. Appropriate contributions may also be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

H2.8 Boreham Road

Figure 5.9 H2.8 Boreham Road, Warminster



Policy H2.8

Land at Boreham Road, as identified on the Policies Map, is allocated for development comprising of the following elements:

- approximately 30 dwellings;
- access will be provided from Boreham Road; and
- improvements to cycling and walking routes through the site to link into the existing network including the reconstruction of pedestrian footways onto Boreham Road.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- measures to safeguard protected species and habitats of importance for biodiversity, including the retention and enhancement of trees and hedgerows as wildlife corridors as informed by an ecological assessment; and
- measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.78** Approximately 1.32ha of land at Boreham Road, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings. It has previously been considered as an opportunity to provide for self build homes and this remains the preferred form of development.
- 5.79** The site comprises relatively low grade agricultural meadow land that, in part, has been used for the disposal of builders' rubble and spoil. It is well contained and framed by existing mature hedgerows and trees. These features provide important habitat corridors and should therefore be retained, protected and, where possible, enhanced through additional planting.
- 5.80** 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. In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting) would be required in order to support and inform 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.
- 5.81** 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

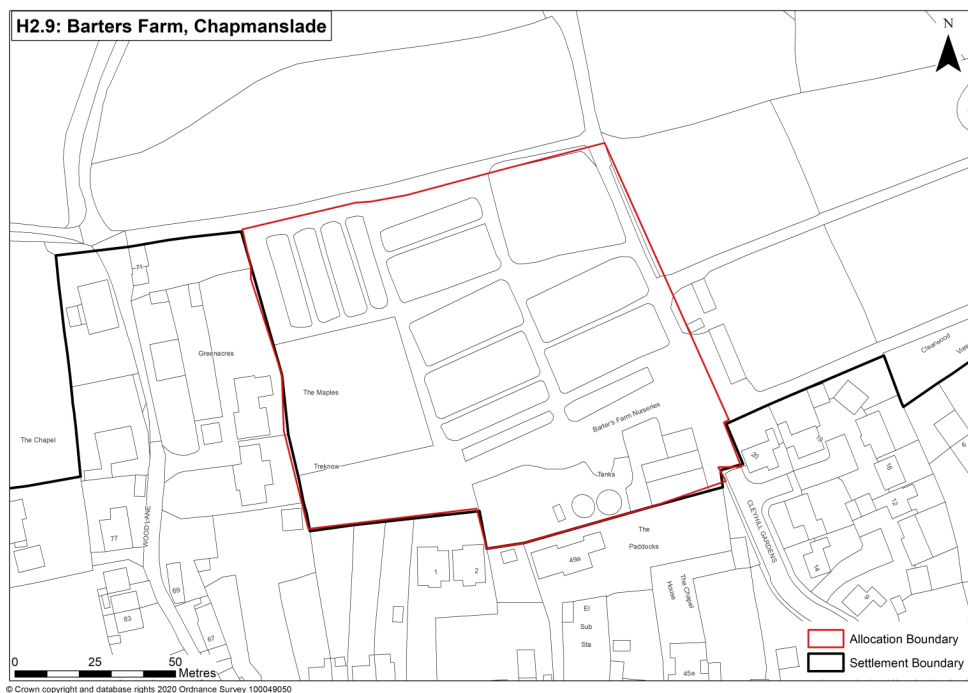
capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.

5.82 Vehicular access would be achieved from Boreham Road. Details relating to the provision of the junction arrangements; culvert arrangements; closure of exiting agricultural field gate and reconstruction of pedestrian footways onto Boreham Road would need to be submitted with any planning application. Appropriate contributions would be likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

Warminster Community Area Remainder

H2.9 Barbers Farm, Chapmanslade

Figure 5.10 H2.9 Barbers Farm, Chapmanslade



Policy H2.9

Land at Barbers Farm, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 35 dwellings;
- vehicular access from Cleyhill Gardens; and
- improvements to cycling and walking routes through the site to link into the existing network including CHAP14.

Development will be subject to the following requirements:

- retention and enhancement of trees and hedgerows as part of wider landscaping and green infrastructure requirements;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site;
- an ecological assessment to inform design and layout of the development, along with on and off-site mitigation and monitoring measures as appropriate due to its location within the core buffer area of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC); and
- an archaeological assessment to inform site layout.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.83** Chapmanslade is designated as a Large Village where an appropriate level of development is anticipated in order to meet housing needs and improve employment opportunities, services and facilities. Development will provide affordable homes and improved cycling and walking routes to the heart of the village, thereby contributing towards the delivery of the Warminster Community Area Strategy, as anticipated by the WCS.
- 5.84** Approximately 1.35ha of Land at Barbers Farm is allocated for the development of approximately 35 dwellings, as identified on the Policies Map. As a former nursery and garden centre, development does not result in the loss of agricultural land and open countryside. Within the context of the village, the site is well located and avoids adversely impacting on ecological features such as Ancient Woodland that lies on the periphery of much of the settlement. 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. 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.
- 5.85** The site is within the core buffer area of the Bath and Bradford On Avon Bats Special Area of Conservation (SAC), as set out in Planning Guidance, and therefore there may be potential for bats to use the site and so mitigation measures such as new tree/hedgerow planting may be necessary. An ecological assessment will be required to identify potential impacts and

set out appropriate mitigation. This may include the need to make financial contributions in relation to off-site mitigation measures. There is also potential for archaeological remains, therefore this too would need full assessment.

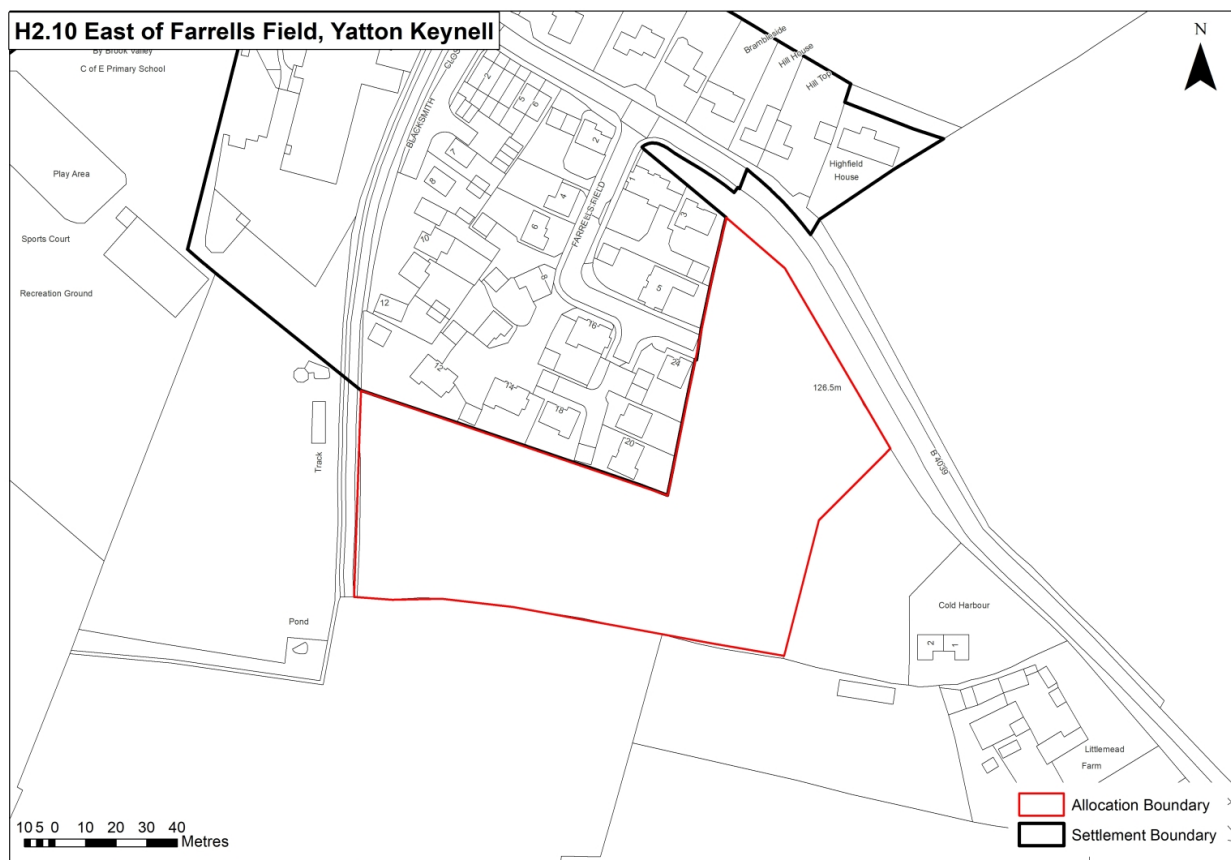
5.86 Additional screening on the site boundaries will be required in order to preserve and maintain landscape quality and edge of settlement setting, and to protect the amenity of adjoining residential dwellings.

5.87 In order to facilitate development, appropriate contributions would likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

Chippenham Community Area Remainder

H2.10 East of Farrells Field, Yatton Keynell

Figure 5.11 H2.10 East of Farrells Field, Yatton Keynell



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Policy H2.10

Land to the east of Farrells Field, Yatton Keynell, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 30 dwellings;
- vehicular access from B4039; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- retention and enhancement of trees and hedgerows as part of wider strategic landscaping and green infrastructure requirements, incorporating open space provision;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site; and
- an integrated water infrastructure strategy to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

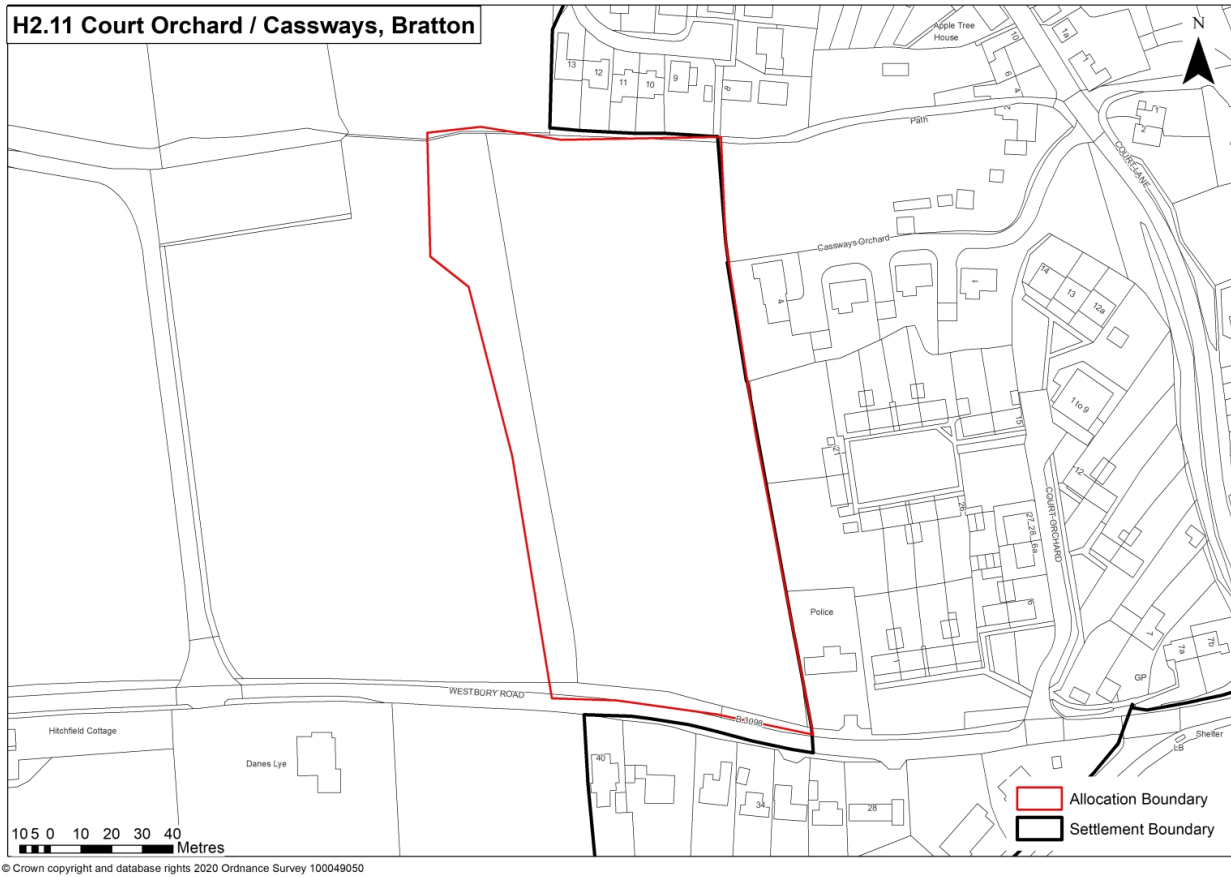
- 5.88** Yatton Keynell is designated as a Large Village where development is limited to meet local needs. Much of the land around the settlement is within the Cotswolds AONB and development at the village is constrained by the importance of the need to conserve the qualities of the designation. An allocation of land that avoids the designation provides for local needs and supports the role of the settlement.
- 5.89** Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 1.2ha of land, as shown on the Policies Map. 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. An integrated water infrastructure strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site. The site is well located with regard to local services and facilities. It is in agricultural use and represents the continuation of recent development in this part of the settlement.
- 5.90** 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. The possibility to link to adjacent footpaths should be explored.

5.91 Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.

Westbury Community Area Remainder

H2.11 Court Orchard/ Cassways, Bratton

Figure 5.12 H2.11 Court Orchard / Cassways, Bratton



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Policy H2.11

Land at Court Orchard/Cassways, as identified on the Policies Map, is allocated for development comprising of the following elements:

- approximately 35 dwellings;
- vehicular access from B3098; and
- improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.

Development will be subject to the following requirements:

- development will be informed by an ecological assessment detailing suitable mitigation measures to ensure the safeguarding of protected species and habitats of importance for biodiversity;
- retention and enhancement of trees and hedgerows on the site boundaries as part of wider landscape and green infrastructure requirements. Development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided that protects or enhances landscape quality and the setting of the edge of the settlement;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site; and
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.92** Bratton is designated as a Large Village where some development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 5.93** Approximately 1.61ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 dwellings, as identified on the Policies Map.
- 5.94** The site comprises a roughly rectangular field that slopes down towards the north. The site is situated on the edge of Bratton, and is within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area. In addition, due to the proximity of Bratton Camp Scheduled Monument and the prehistoric / medieval potential at this location, heritage and archaeological assessments will be required to support a planning application.
- 5.95** Trees and hedgerows on the sites boundaries are important wildlife corridors and have ecological importance. Consequently they should be retained, protected and where necessary, enhanced through additional planting.

- 5.96** Additional screening at the site boundaries would be required to preserve and enhance the landscape quality, Conservation Area and edge of settlement setting, and to protect the amenity of adjoining residential dwellings. A new visual boundary to the settlement will need to be established along the site's western edge. This should respect the existing landscape value and character of the area, while ensuring a suitable transition between the village and open countryside.
- 5.97** 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.
- 5.98** Access would be from the B3098. Improved connections to adjoining public rights of way BRAT24 and BRAT25 should be facilitated through any subsequent development proposals.
- 5.99** Appropriate contributions would likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance core policies of the Wiltshire Core Strategy.

South Wiltshire Housing Market Area

- 5.100** Land for housing development is identified to ensure supply, support the role of settlements in the South Wiltshire HMA, and improve choice and competition in the market for land. Evidence suggests a need for a greater intervention by the Plan with regard to the South Wiltshire HMA in order to ensure a continuity of land supply⁽¹⁵⁾.
- 5.101** As a Principal Settlement, the WCS anticipates that Salisbury will be a primary focus for development. Moreover, the role of the city as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026. Additional allocations are therefore made to support this role.
- 5.102** Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role. The following sites are allocated for development:

Table 5.3 Housing Allocations in the South Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number of dwellings
Salisbury	H3.1	Netherhampton Road, Salisbury	640
	H3.2	Hilltop Way	10
	H3.3	North of Netherhampton Road	100
	H3.4	Land at Rowbarrow	100
	H3.5	The Yard, Hampton Park	14
Amesbury	H3.6	Clover Lane, Durrington	45
	H3.7	Larkhill Road, Durrington	15

- 5.103** How these sites were selected is explained in the Community Area Topic Papers published alongside this Plan.
- 5.104** The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Salisbury

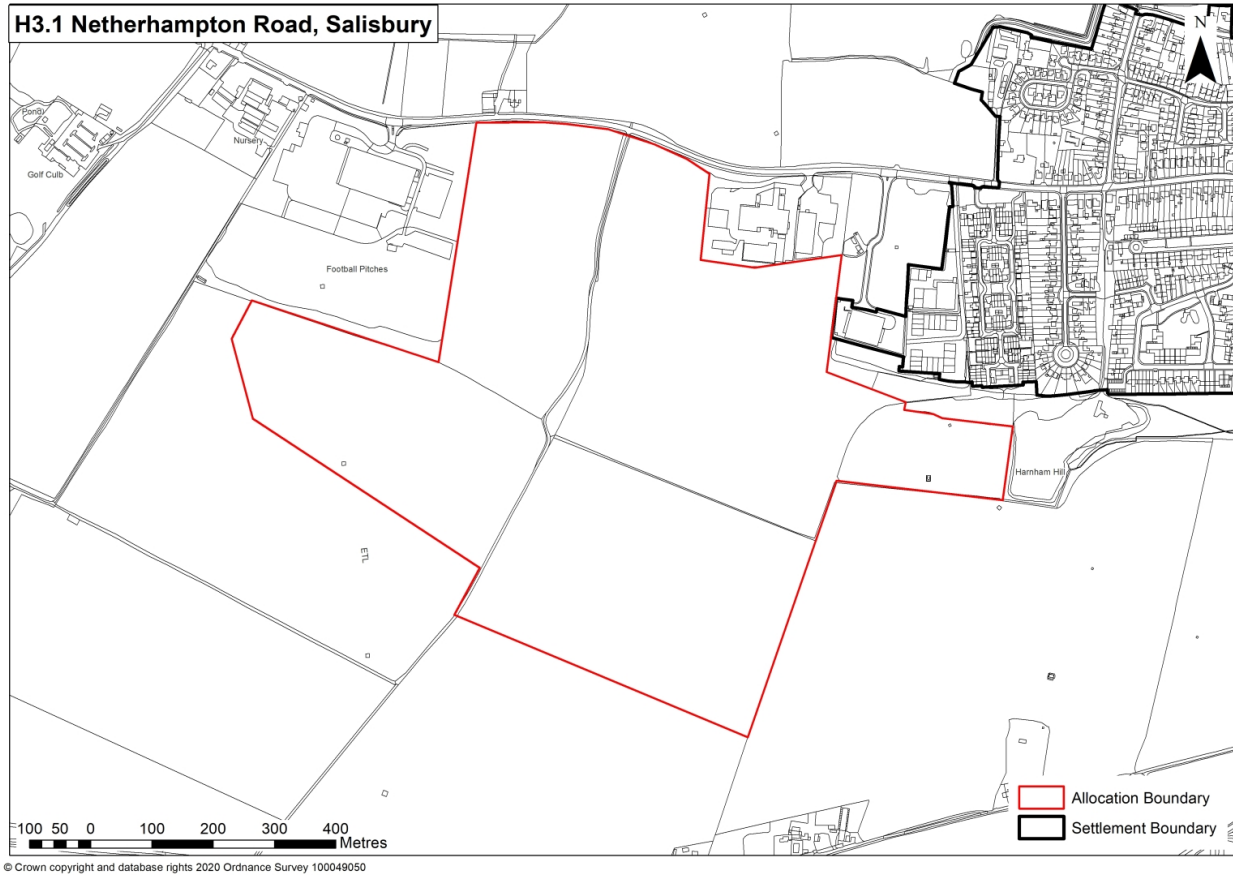
- 5.105** Salisbury is designated as a Principal Settlement in the Wiltshire Core Strategy and is a strategically important centre and a primary focus for development. Significant levels of jobs and homes should be provided in Principal Settlements, together with supporting community facilities and infrastructure, to meet their economic potential and to support self-containment (Core Policy 1). The WCS envisages Salisbury, with Wilton, accommodating approximately 6,060 dwellings over the plan period (2006 to 2026).
- 5.106** Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

15 Topic Paper 3: Housing Land Supply, paragraph 3.26, Wiltshire Council (July 2017)

- **Transport:** development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and the refresh of the Salisbury Transport Strategy (2018) has reviewed the effectiveness of existing measures and proposes new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.
- **Education:** development will increase the number of pupils needing primary school places. A lack of capacity across the City affects proposals allocated for development. The evidence points to the need for a new primary school. Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.
- **Biodiversity:** development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. As such, the Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nevertheless, 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 an annex to the Nutrient Management Plan.

H3.1 Netherhampton Road, Salisbury

Figure 5.13 H3.1 Netherhampton Road, Salisbury



Policy H3.1

Land at Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 640 dwellings;
- sensitively designed vehicular access from the A3094 Netherhampton Road with minimal signage and lighting to ensure views of Salisbury Cathedral spire are not subject to unacceptable harm;
- measures to positively support walking, cycling and public transport use between the site and Salisbury, including improvements to bridleway NHAM10;
- at least 1.8ha of land for a two-form entry primary school along with playing pitches;
- a local centre of an appropriate scale to provide local access to services and facilities; and
- a Country Park of at least 10ha in size, with associated parking and facilities, located in the east and south of the site, with associated parking and facilities, provision of strategic landscaping and appropriately located public open space and green infrastructure throughout the rest of the site.

Development will be subject to the following requirements:

- design and layout to be guided by appropriate heritage and archaeological assessments;
- all built development to be located below the 75m contour;
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment;
- contributions towards education and on or off-site healthcare capacity to meet the needs created by the development;
- measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off-site;
- measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;
- provision made for improvements to local sewerage systems, informed by a water infrastructure capacity appraisal; and
- surface water management, to include comprehensive surface water drainage measures (including a sustainable drainage system), that achieves equivalent or better than current greenfield rates of run-off.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

- 5.107** Approximately 63ha of land to the south of Netherhampton Road, as shown on the Policies Map, is allocated for development of approximately 640 dwellings, a new two-form of entry primary school and a local centre of an appropriate scale to provide local access to services and facilities, including a convenience store and potentially healthcare facilities if provided on-site. An impact assessment will be required in line with Core policy 38 of the Wiltshire Core Strategy. All built development will be below the 75m contour and a scheme will include a Country Park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby contribute towards land supply within the South Wiltshire Housing Market Area.
- 5.108** The site was originally included in the draft South Wiltshire Core Strategy as a strategic allocation. Whilst the Examination of that plan led to the site not being allocated for development due to a reduction in housing requirements, it was nonetheless considered suitable as a strategic allocation and referenced as a potential site for consideration if, or when the need for additional housing arises. Accordingly, the site is referenced in paragraph 5.112 of the Wiltshire Core Strategy as a site that should be considered if further land is needed to meet housing requirements, and the site has now been confirmed as a preferred location for growth having been assessed through a sustainability appraisal which assessed a number of reasonable alternative sites around Salisbury.
- 5.109** In order to facilitate development, there is a requirement for a new primary school to be provided on site. Accordingly, a minimum of 1.8ha of land is reserved within the scheme in order to accommodate a two form entry primary school. Development will also increase demand for primary healthcare facilities (GP services) in Salisbury. Additional provision would need to be provided to address limited capacity and support planned growth. This may be delivered on-site or off-site by funding contributions towards and/or provision of health facilities, in accordance with Core Policies of the Wiltshire Core Strategy.
- 5.110** This location has capacity to accommodate change from an environmental and landscape perspective. There are no landscape, biodiversity or heritage designations within the site. The edge of the Cranborne Chase and West Wiltshire Downs AONB lies approximately 2km south-west of this site and no significant impacts on the AONB are considered likely. Mitigation is considered achievable to reduce any potential adverse landscape effects, including on visual connections to local landmark features e.g. Salisbury Cathedral, Old Sarum and Netherhampton Church, through significant provision of appropriately located public open space and green infrastructure, with new residential development located in the northern part of the site and restricted to below the 75m contour line. Substantial new tree planting will reflect typical Downland characteristics.
- 5.111** The archaeological potential of the site is demonstrably high. The site includes prehistoric barrows, field systems and enclosures. At the planning application stage, the layout and design of the development will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance. The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. These investigations should inform the masterplan for the site.
- 5.112** West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) should be protected. Potential additional recreational use will be positively managed. Sufficient areas of public open space should be incorporated into a layout and design in order to protect these sites by providing attractive, alternative areas for recreation. To support this objective, a significant sized Country Park will be provided in the south and east of the site for recreational use by the public as part of open space and green

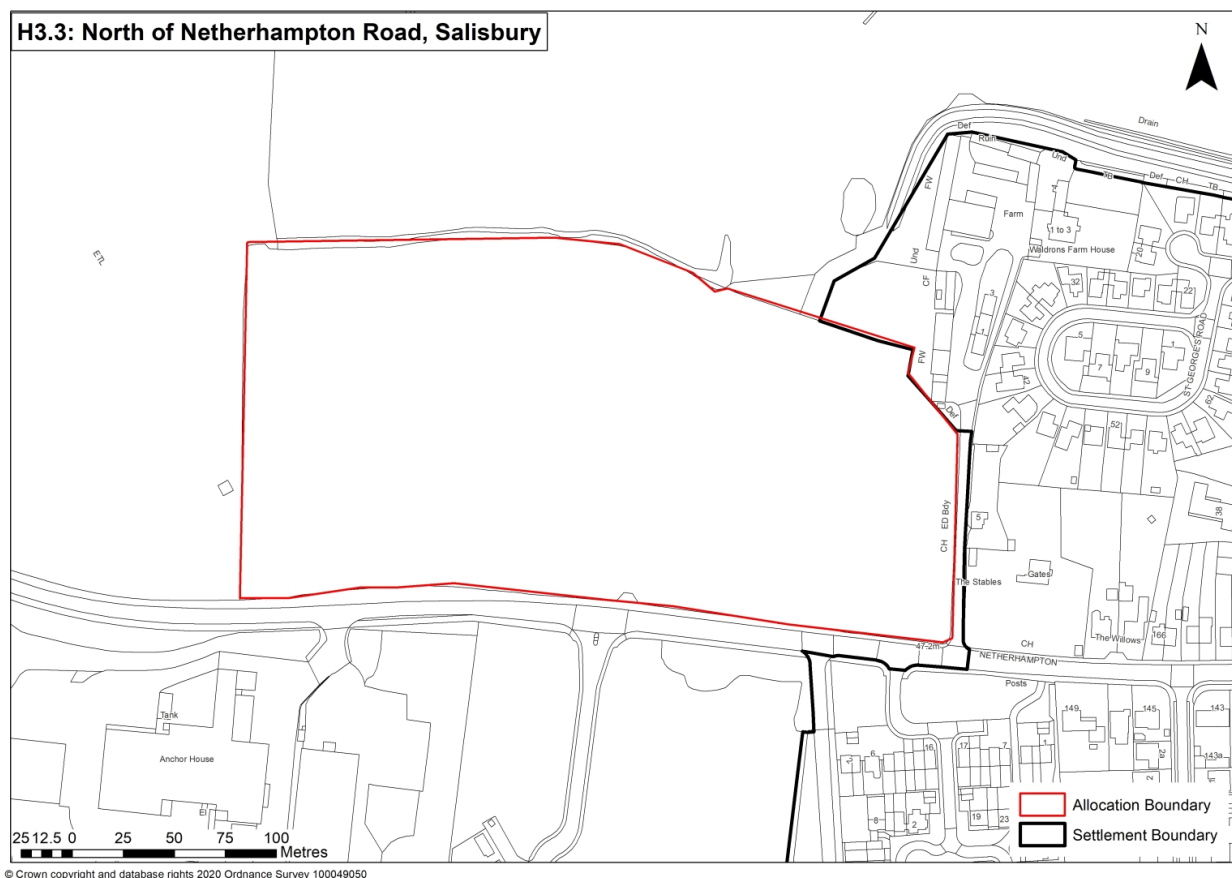
infrastructure provision. Additional planting will go some way to counteract the phosphate loading and resulting pressures on the River Avon SAC that development will create. An objective of the site will be to offset fully all potential for harm.

- 5.113** Comprehensive improvements to the local and strategic road network would be necessary to safely accommodate development where the residual cumulative impacts are severe. Accordingly, contributions towards these improvements will likely be sought. To address such matters, dialogue with Highways England will be required and work would take place in conjunction with the Salisbury Transport Strategy Refresh (2018). Mitigation measures will be guided by evidence from a robust and comprehensive transport assessment which will need to be undertaken by any future applicant, the scope of which is to be agreed by Wiltshire Council and Highways England. The assessment would fully investigate detailed transport impacts of the development on the wider Salisbury transport network, especially on the A36T, and identify appropriate measures to safely accommodate additional traffic emanating from the new development.
- 5.114** In addition, measures to positively promote and support cycling, walking and public transport use would also need to be addressed through any subsequent planning application process. This too would be undertaken in conjunction with the Salisbury Transport Strategy refresh (2018) that takes account of planned strategic growth of Salisbury. The site is reasonably well located in relation to the city centre and development should include measures to enable as many trips as possible to the city centre to take place on foot, cycling or by public transport. The bridleway leading from the site (NHAM10) is likely to be a key route for people walking and cycling from the site connecting to the Old Shaftesbury Drove and into Harnham. Development of the site should include suitable surfacing of this route throughout the site.
- 5.115** 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. 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. Sufficient land would need to be set aside for robust surface water management, to include comprehensive Surface Water Drainage measures (including a Sustainable Drainage System) that results in run-off rates equalling, or bettering current greenfield infiltration rates.

- 5.116** Hilltop Way is allocated for the development of approximately 10 dwellings on approximately 0.48ha of land as shown on the Policies Map. The site is adjacent to the existing settlement boundary of Salisbury and would deliver a relatively small number of dwellings towards the overall remaining indicative housing requirement for Salisbury.
- 5.117** The site is a narrow area of undeveloped rough grassland adjacent to existing residential development along Hilltop Way. Access to the site would be achieved via Hilltop Way. There is a public right of way forming the northern boundary of the site and beyond that is the Hampton Country Park. The right of way should be maintained and its route enhanced through additional hedge and tree planting and additional access points to the Country Park.
- 5.118** The site has been shown to have a high population of reptiles (slow worms) and these will need to be re-colonised on a suitable receptor site within the Country Park, prior to development taking place.
- 5.119** There is potential for impacts on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum Castle and these will need to be mitigated through the appropriate location of new dwellings and a high quality design scheme, together with suitable landscaping and provision of open space.

H3.3 North of Netherhampton Road, Salisbury

Figure 5.15 H3.3 North of Netherhampton Road, Salisbury



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Policy H3.3

Land North of Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access to the site from A3094 Netherhampton Road; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- sensitive high-quality design and layout which ensures the significance of heritage assets and their settings are not subject to unacceptable harm, in particular the setting of Salisbury Cathedral spire. This will be achieved through:

- the use of appropriate heritage and archaeological assessments to guide development;
- a comprehensive approach to landscaping, green infrastructure and open space, including provision of an open corridor through the site to retain important views;
- sensitive treatment of site boundaries. Development will be expected to take particular care to ensure a suitable boundary and transition between the open countryside and the City;
- development which respects the scale, massing and built form of the local area and the setting of the Cathedral;
- development along Netherhampton Road being set back, but providing an active frontage; and
- sensitive use of lighting and signage with regard to infrastructure and highway elements throughout the development.

- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;
- no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases;
- measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

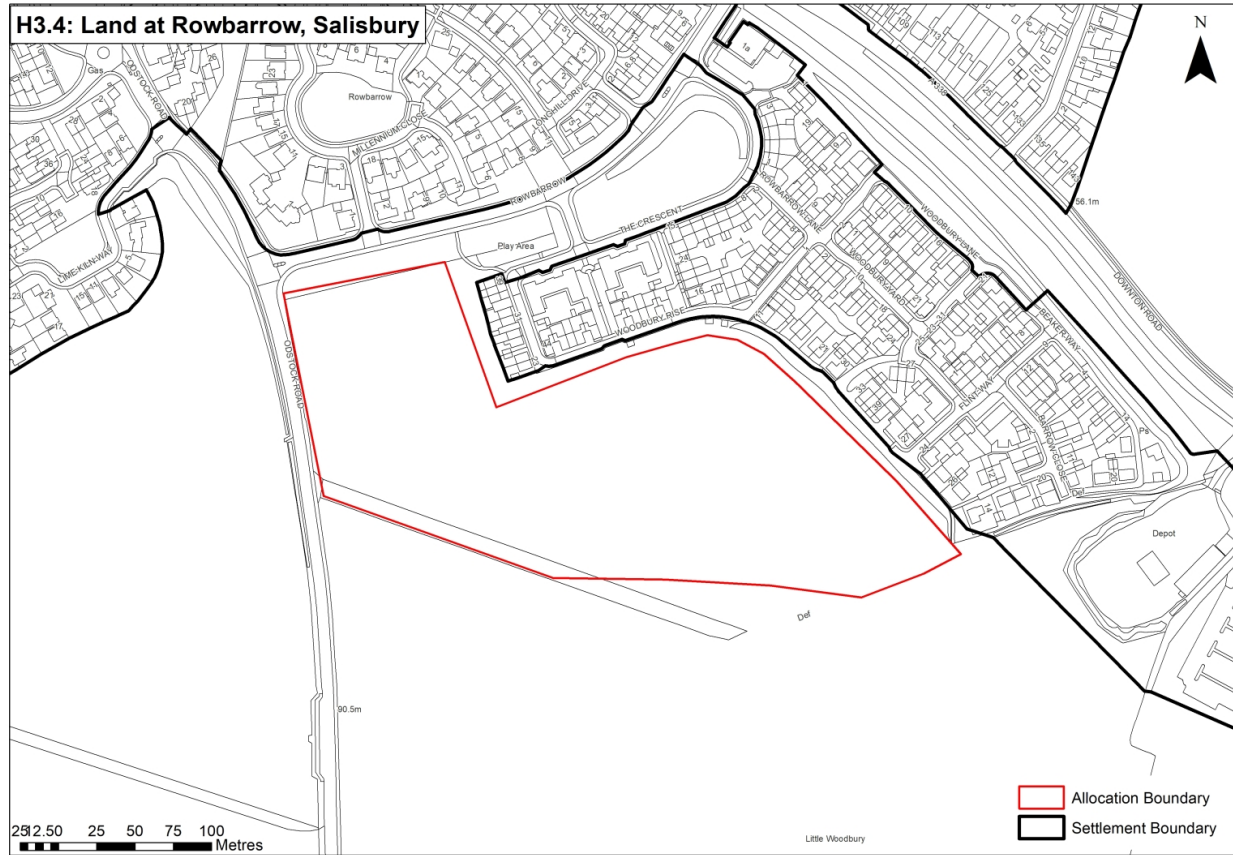
- 5.120** Land North of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with

regard to services and facilities. The site is relatively well contained in terms of visual impacts on the wider landscape. The site is wholly located within Flood Zone 1, although its northern boundary is also the boundary to the adjacent area of land that lies within Flood Zone 2. Due to its size, development proposals will need to be 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 and to ensure that, given the site's proximity to the River Avon and to Flood Zone 2, there are no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases.

- 5.121** 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. To achieve these outcomes, development proposals will meet the development principles set out in policy. In addition, the design and layout of a scheme should positively respect the significance of heritage assets. This could be achieved through several measures including, for example:
- 5.122**
- the sensitive use of highway surfacing, materials, signage and lighting;
 - the use of focal buildings and appropriate features to define the transition from open countryside to urban form; and
 - a strategy for open space that could provide a heritage trail to link with existing footpaths in the area.
- 5.123** The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. The archaeological potential of the site is demonstrably high. Development proposals will need to provide for a sensitive design and layout, that ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.
- 5.124** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with core policies of the Wiltshire Core Strategy. A transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.

H3.4 Land at Rowbarrow, Salisbury

Figure 5.16 H3.4 Land at Rowbarrow, Salisbury



Policy H3.4

Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access from the Odstock Road to the west; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

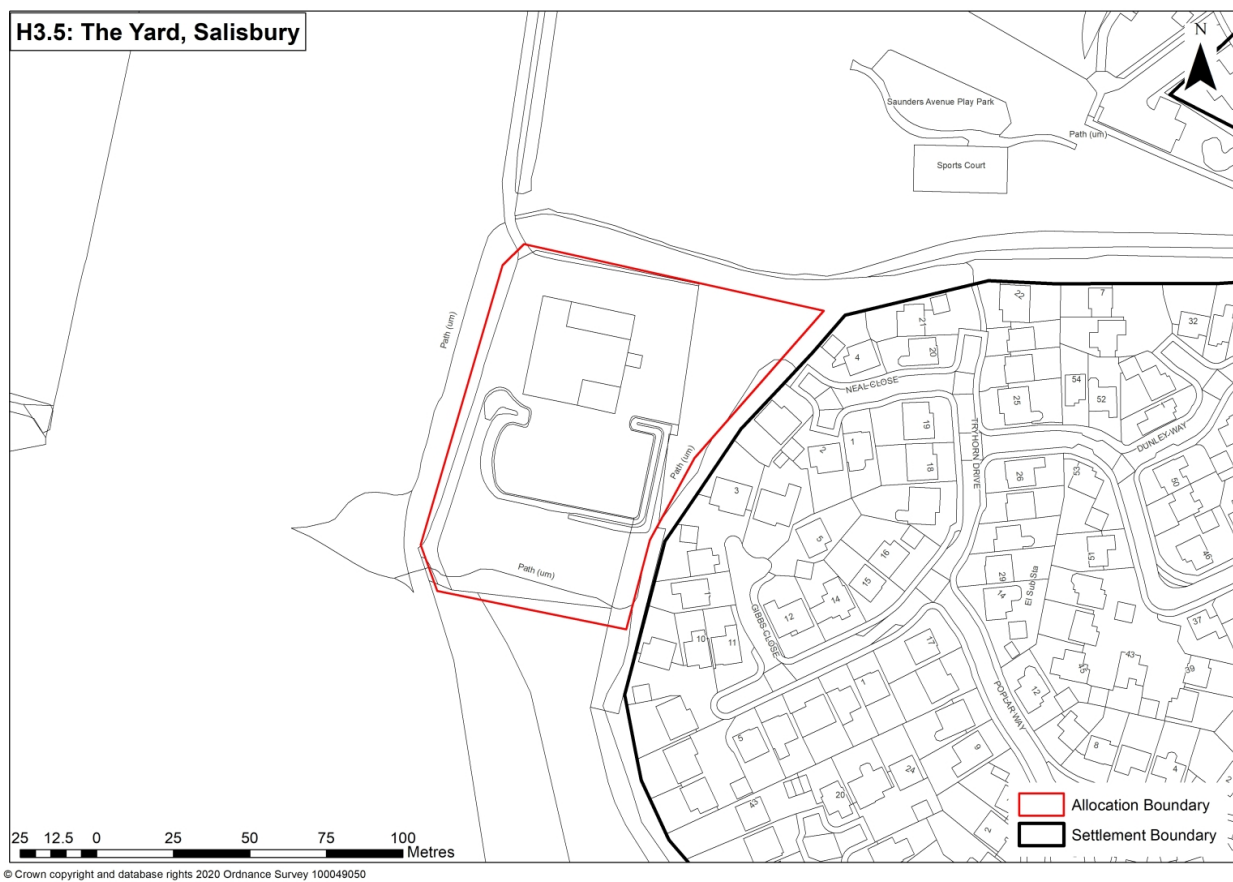
- 5.125** Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56ha of land as shown on the Policies Map. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is however a frequent bus service within 100m of the site and the Park & Ride is in close proximity.
- 5.126** Development will need to preserve the contribution made by the site to the setting and therefore to the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. 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). Scheduled monument consent will be required. The site also has high archaeological potential.
- 5.127** 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. 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 provide a setting for rights of way in the area and maintain their views of the Salisbury Cathedral spire 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.

5.128 In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also contribute to improving the existing primary schools at Harnham. Appropriate contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with core policies of the Wiltshire Core Strategy.

H3.5 The Yard, Hampton Park Salisbury

Figure 5.17 H3.5 The Yard, Salisbury



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Policy H3.5

Land at The Yard, Hampton Park, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 14 dwellings; and
- vehicular access via the existing track onto Roman Road, with a new pedestrian and cycle access route provided through to Neal Close.

Development will be subject to the following requirements:

- landscaping strategy and infrastructure to ensure any development appears as a natural extension to Hampton Park. Hedgerows around the site should be maintained and enhanced where possible;
- identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent Country Park, or other suitable location, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist;
- a Precautionary Working Method for birds, including barn owl; and
- measures to address contamination as informed by an assessment of the sites condition.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.129** The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31ha 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.
- 5.130** 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.
- 5.131** 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.
- 5.132** 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. Translocation shall not occur until a suitable receptor site has been secured and a scheme for this work is agreed with the Council ecologist through the planning application process. No development shall take place until the translocation scheme has been implemented in full. Consideration also needs to be given to the site's potential use as a roost site for barn owls through a Precautionary Working Method for birds.

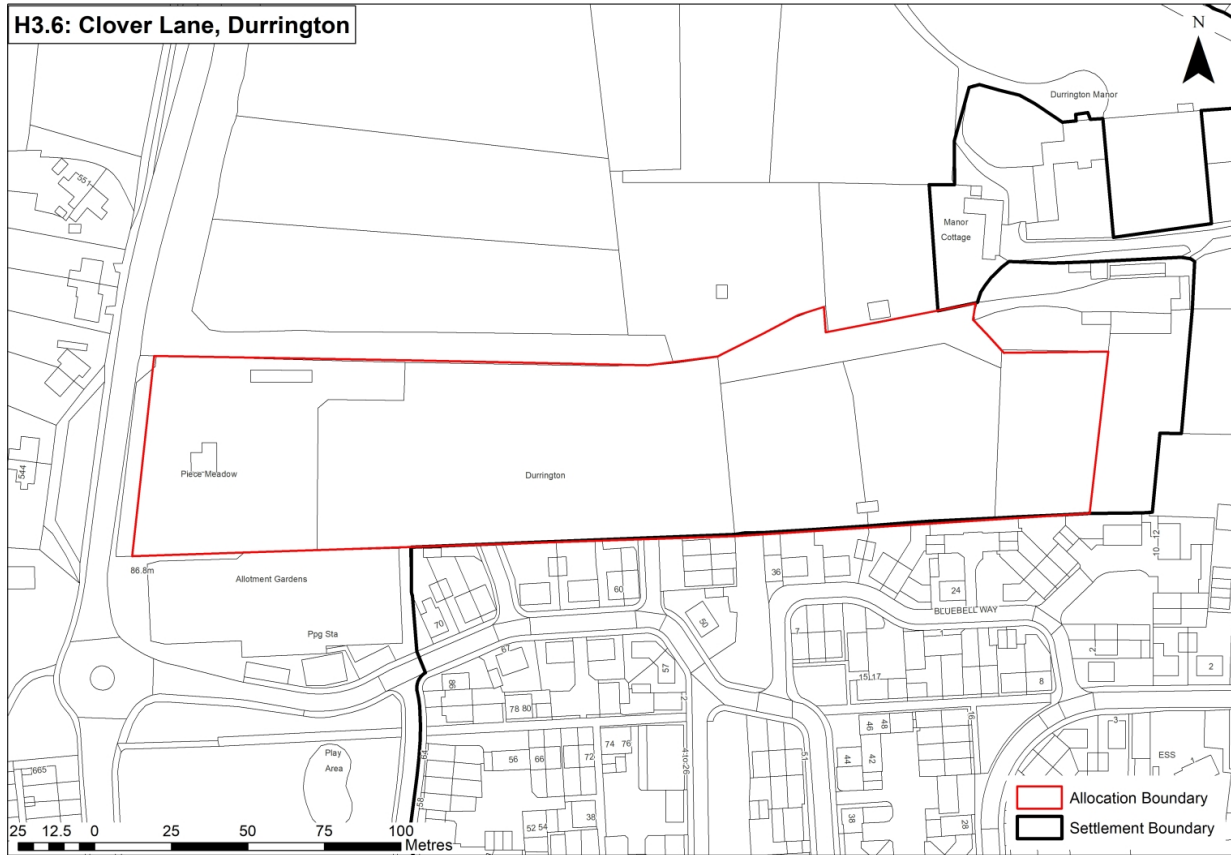
- 5.133** As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried out to inform the planning application.

Amesbury, Bulford and Durrington

- 5.134** The Wiltshire Core Strategy designates Durrington in conjunction with Bulford and Amesbury, as a Market Town. The WCS envisages accommodating approximately 2,440 dwellings over the plan period (2006 to 2026). The settlement strategy identifies a series of priorities including increasing jobs and homes to a moderate and proportionate extent. Development would also help to enhance services and facilities and promote better levels of self-containment, particularly at Durrington and Bulford. Provision of housing at Durrington would positively contribute towards the delivery of this objective by ensuring the viability of existing services and creating demand for an improved local offer. Developers of the allocated sites will be expected to contribute financially towards capacity improvements in local schools and health care provision in accordance with core policies of the Wiltshire Core Strategy.
- 5.135** The area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include avoiding harm to the outstanding universal value of the Stonehenge and Avebury World Heritage Site.
- 5.136** Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence.
- 5.137** 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.

H3.6 Clover Lane, Durrington

Figure 5.18 H3.6 Clover Lane, Durrington



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Policy H3.6

Land at Clover Lane, Durrington, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings;
- vehicular access from Clover Lane;
- improvements to cycling and walking routes through the site to link into the existing network, including to High Street; and
- incorporation of any rights of access to the paddock and stables to the north of the site.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of designated and non-designated heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and enhancement of existing trees and hedgerows within extended green infrastructure corridors as part of wider landscaping to contribute to biodiversity, and provide appropriate screening to adjacent properties; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

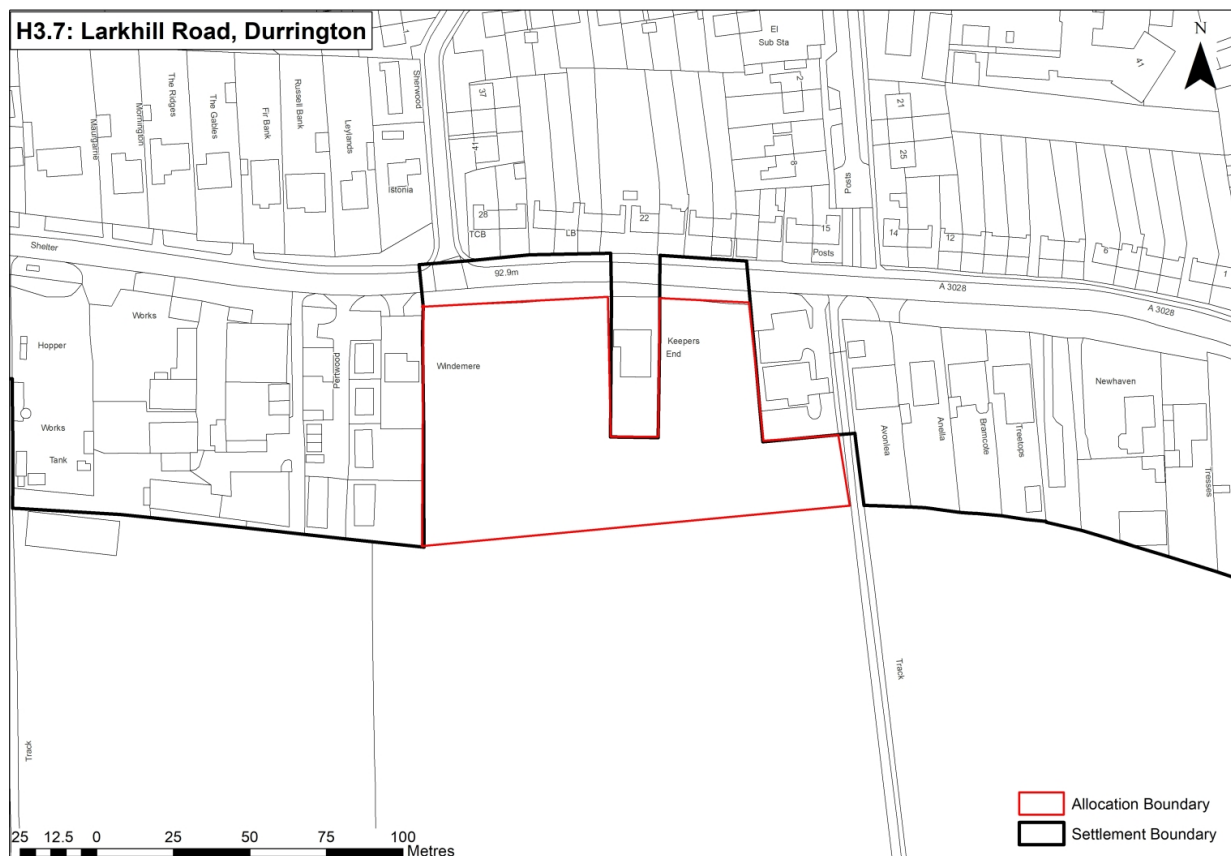
- 5.138** Approximately 1.9ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The central portion of the site has planning permission already and could accommodate approximately 15 dwellings. Land for a further 30 dwellings is allocated for development on two parcels of land to the east and west of this central portion.
- 5.139** Vehicular access would be from the existing residential road network using Clover Lane. Pedestrian and cycle permeability through the site must be incorporated in the layout, including a direct link for pedestrian and cycle access through to the High St. Any access rights from High Street through to the stables and paddock adjacent to the site should be incorporated into the design and layout of the site.
- 5.140** The site lies adjacent to the Durrington Conservation Area and a number of Listed Buildings (Durrington Manor, Grade II listed and The Red House, Grade II listed) and undesignated heritage assets (Manor Cottage and important cobb walls). Detailed design and layout would need to preserve or enhance the character or appearance of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise harm to the significance of Listed Buildings and the Conservation Area and should be designed in a sensitive and appropriate manner taking into consideration non-designated heritage assets, designated assets and objectives set out in the Durrington Conservation Area Appraisal. The cobb wall at the eastern boundary of the site will need careful

consideration within the proposed layout. 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).

5.141 There is a tree belt adjacent to the northern boundary of the site which is protected by a group Tree Preservation Order and there are substantial hedgerows to the western boundary and trees adjacent to the southern boundary at its eastern end. Mature trees and hedgerows must be retained as important features of the site, and additional green infrastructure should be incorporated to enhance and protect the existing features both within and adjacent to the site in order to maintain the role of the trees in contributing to biodiversity and the character of this part of Durrington and to ensure appropriate screening between the new development and adjacent residential development and allotments. Considering the size of the site and history of surface water flooding on-site and in the surrounding area, a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.

H3.7 Larkhill Road, Durrington

Figure 5.19 H3.7 Larkhill Road, Durrington



Policy H3.7

Land at Larkhill Road, Durrington, as identified on the Policies Map, is allocated for residential development comprising the following elements:

- approximately 15 dwellings.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the archaeological potential of the site is addressed through the planning application process. This shall be informed by appropriate archaeological assessment; and
- layout and design in line with character and pattern of frontage development on Larkhill Road, with gardens or open space to the south of the site serving as a soft edge to the countryside.

Proposals for development of the site will be informed by and take account of all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.142** Approximately 0.8ha of land to the south of Larkhill Road, Durrington is allocated for the development of approximately 15 dwellings, as illustrated on the Policies Map. The land forms the northern part of a field which slopes down towards the River Avon at the southern edge of Durrington. 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.
- 5.143** The form of development should replicate the character and pattern of frontage development characteristic of Larkhill Road. Development as a result will be limited and to a relatively low density. In order to soften the edge to the open countryside, the southern edge of the site should consist of gardens or open space with boundaries that are relatively open.
- 5.144** Due to the location in close proximity to the World Heritage Site, including Durrington Walls and Woodhenge, archaeological assessment will be required and must inform development proposals and any necessary mitigation.

6. Settlement boundary review

Introduction

- 6.1** The Council did not review the extent of the boundaries to inform the WCS and instead relied upon the former district local plans. They have been reviewed in line with the Plan Objective:
- To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages
- 6.2** The Plan applies one consistent methodology for the County to replace the slightly different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.
- 6.3** A comprehensive review of the boundaries ensures they are up-to-date and adequately reflect changes that have happened since they were first established. The Plan amends settlement boundaries where necessary⁽¹⁶⁾.
- 6.4** It is also the prerogative of local communities to review Settlement Boundaries through neighbourhood planning. Neighbourhood Plans are required to be in general conformity with the WCS. Paragraphs 4.13 and 4.15 of the WCS support the review of settlement boundaries through the Plan or through neighbourhood plans. Therefore, where a neighbourhood plan has been considered to have reviewed the settlement boundary and is at a sufficiently advanced stage⁽¹⁷⁾, then it is unnecessary to duplicate this work by reviewing the relevant settlement boundary in the Plan.
- 6.5** Neighbourhood plans are considered to have reviewed their settlement boundaries where the issue has been explicitly addressed through the neighbourhood plan process, even if the eventual outcome is to retain the existing settlement boundary.
- 6.6** Neighbourhood plans submitted subsequently will still be able to consider their own settlement boundary through the neighbourhood planning process. Once a future neighbourhood plan is 'made', its settlement boundaries will then supersede those in the Plan.

16 Settlement boundaries have been updated to take account of implemented planning permissions up to April 2017

17 A neighbourhood plan is considered to be at an advanced stage once it has been submitted (Regulation 15 / 16 according to the Neighbourhood Plan (General) Regulations 2012 (as amended))

7. Implementation and monitoring

- 7.1** The Plan is designed to be flexible and contain appropriate levels of contingency, so that it can effectively respond to events if necessary. However, it will be essential to monitor the effectiveness of the strategy, so that action can be taken to address any issues which may arise. This monitoring will be done through the following mechanisms
- 7.2** Central to monitoring the effectiveness of the plan will be the use of Housing Trajectories. One of the two purposes of the plan is to maintain a five year land supply in each of Wiltshire's Housing Market Area (HMA). Therefore monitoring the delivery of houses is critical. Basically a housing trajectory is a graph which plots the expected rate of housing delivery over a plan period and then may be used to overlay actual delivery so that the success of the policies can be evaluated.
- 7.3** As advised in Planning Policy Guidance, housing trajectories are an important tool for monitoring housing delivery. In line with this guidance, Wiltshire Council will carry out an annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. The assessment will be realistic and made publicly available in an accessible format.
- 7.4** By taking a thorough approach on an annual basis, the Council will be in a strong position to demonstrate a robust five year supply of sites. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals. As set out in the NPPF⁽¹⁸⁾, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development.
- 7.5** There are four main components of the monitoring framework.

Wiltshire Monitoring Framework

- 7.6** The Wiltshire Monitoring Framework⁽¹⁹⁾ was published alongside the WCS, and will also be used to check on the effectiveness of the policies within this document. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the homes, which is the underlying objective of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these. The Wiltshire Monitoring Framework will ensure that the Core Strategy is steered by a continuous process of 'plan, monitor, manage'.

Annual Monitoring Report

- 7.7** An annual report will be prepared to analyse the impacts of the Core Policies of the WCS, and assess progress against the targets identified in the Wiltshire Monitoring Framework. This Annual Monitoring Report (AMR) will include monitoring of the proposals in the Plan and also information relating to the Infrastructure Delivery Plan (IDP) and the Sustainability Appraisal (SA). Actions required to address policy performance against the Plan Objectives will then be reconsidered

18 NPPF, paragraph 11, DCLG (Mar 2012)

19 <http://www.wiltshire.gov.uk/wiltshire-local-plan-monitoring-framework-feb-2012.pdf>

Housing Land Supply

- 7.8** In line with National Policy / Guidance, the council monitors the number of new homes built each year, homes currently under construction and those that are expected to be built in the future. This evidence is set out in the 'Housing Land Availability Report'⁽²⁰⁾ and 'Housing Land Supply Statement'⁽²¹⁾ the latter used to present the Council's 5-year housing land supply position. The proposals set out within the Plan (along with the proposals in the adopted Core Strategy and Chippenham Site Allocations Plan are intrinsically linked to the maintenance of the supply position and hence will need to be monitored to ensure timely delivery. In order to assist the monitoring process, developers / landowners will be asked to provide the Council with detailed site delivery trajectories.
- 7.9** In addition to the monitoring of the Plan's performance, the Council is also obliged to monitor housing delivery from neighbourhood plans and 'windfall' sites in line with the advice set out in the Planning Practice Guidance.
- 7.10** Further, national policy requires Local Planning Authorities to produce plans that meet the tests of soundness, which include that plans are 'positively prepared'⁽²²⁾. This necessitates a proactive approach to identifying and allocating sites to ensure the housing requirements can be met, rather than awaiting anticipated delivery from windfall sites. The Plan proposals ensure that there is no reliance on windfall to provide the minimum housing requirements of each HMA. That is, the Plan does what it was designed to do, which is to maintain surety of supply throughout the plan period prescribed by the WCS (Objective 2).

Management of risk – a risk register

- 7.11** A part of monitoring the effectiveness of the Plan will be to maintain a risk register. It will be used to manage risks by identifying them as they arise, evaluating their severity and identifying measures to treat them through appropriate mitigation measures that are either preventative or contingencies.

20 <http://www.wiltshire.gov.uk/housingland-availability-report-2016-doc.pdf>

21 <http://www.wiltshire.gov.uk/housingland-supply-statement-march--update.pdf>

22 NPPF, paragraph 182, DCLG (Mar 2012)