

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ANNEX II

Atkins and Wiltshire Council

May 2018

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1. Introduction

- 1.1.1 This Annex sets out the changes to the Sustainability Appraisal (SA) of Wiltshire Housing Site Allocations Plan Pre-Submission Draft Plan arising from the Changes to the Pre-Submission Draft Plan. Following consultation on the Pre-Submission Draft Plan between 14 July 2017 and 22 September 2017, a number of changes have been proposed by Wiltshire Council.
- 1.1.2 The SA of the changes has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Pre-Submission Draft Plan. The assessment methodology used is that described in Chapter 2: Methodology of the updated SA Report (April 2018).

2. Assessment of changes

- 2.1.1 The Council's Schedule of Changes (April 2018) sets out proposed revisions to the Pre-Submission Draft Plan.
- 2.1.2 Table 1 shows the full set of proposed changes and considers their SA implications. The nature of each of the changes has been considered in order to establish implications with reference to the results in the SA Report of the Pre-Submission Draft Plan. Where no change is considered necessary, due to a factual change with no impact on the SA, no further assessment has been necessary. Where modifications have resulted in a potential impact on the SA, the previous SA has been reviewed to identify if this results in a change to the SA scores (indicated in **RED**). In some instances, the revised wording, on balance, does not affect the overall score against an objective, and this has been recorded. Where changes were considered to change a policy in such a way that has had an impact on the previous SA scores, this has been assessed and any changes to the scoring have been recorded. Only one new policy has been added to the Draft Plan, which has been assessed and the results of this are also provided in Table 1. The individual SA scores for this site policy are addressed in the SA Report in Chapter 7.
- 2.1.3 This update of the SA also takes into account the recommendations for improvements to the policies made in the SA of the Draft Plan, where these recommendations have been included in the revised Draft Plan after the SA assessments took place for the pre-submission consultation.

Table 1: Proposed Changes and SA implications

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Chapter 4 Housing delivery strategy						
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, 4.7, 4.8, 4.9, 4.10 and 4.11 ¹ .	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 (see addendum to this Schedule).	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read: “The figures above <i>do not include windfall and</i> show a minimum that the Plan should aim to allocate, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.”	Minor	This modification was introduced to improve clarity. It has no implications for the SA.

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

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read: “This supports the sustainable development of the County sought by Objective 2 3 of the Plan. These settlements where allocations are justified are:”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read: “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Wiltshire Council. Within areas of search the SHLAA provides a pool of land opportunities for possible housing development and is the starting point for site assessment. <u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u> ”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Housing trajectories are site by site estimates of start and finish dates and	Minor	This modification was introduced as a factual update. It has no implications for the SA.

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				annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except one four in the South Wiltshire HMA and well before by then additional allocations will be included within the review of the WCS.”		
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -6.5%).	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC8	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns have disproportionately grown in recent years when	Amend paragraph to read: “There are marked differences in the anticipated growth <i>of many of the Market Towns in the HMA (including Calne,</i>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	<i>Malmesbury, Melksham and Bowerhill,</i> and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”		
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read: “In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham <i>and Bowerhill,</i> Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Chippenham however is now likely to exceed now has the potential to meet the minimum scale of growth anticipated in the WCS by <i>delivery of</i> higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan <i>as well as other</i>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>significant permissions at the town.</i>		
PC12	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read: “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 <u>1,100</u> dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 4,220 <u>1,247</u> .”	Main	Figures updated in SA Report.
PC13	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read: “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 4,600 <u>1,350</u> dwellings will be built on this site in the plan period and a further 4,000 <u>1,250</u> post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This <i>broadly</i> equates can be seen to account for 1,000 of the 4,220 <u>1,247</u> dwelling shortfall.”	Minor	As above.
PC14	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “The South Wiltshire HMA has a slightly less generous housing land supply than	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				elsewhere in Wiltshire.”		
PC15	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <u>provide a large source of supply</u> are important to ensuring there is a surety of supply to the end of the <u>Plan</u> period to ensure and that the City achieves the role set out in the spatial strategy: Churchfields <u>Fugglestone Red</u> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <u>land</u> at Netherhampton Road, is an allocation of the Plan.	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “ <u>One of the WCS strategic allocations, namely</u> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before <u>beyond the current plan period of</u> 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.	Minor	This modification was introduced as a factual update. It has no implications for the SA.

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PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields <i>Fugglestone Red</i> and <i>the</i> Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.
Chapter 5 Housing Site Allocations						
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan. Amend text to reflect Table headings in Chapter 4, which refers to ‘Approximate dwellings’.	Amend title in third column in tables as follows: “ No of dwellings ” “ <i>Approximate number of dwellings</i> ”	Minor	This modification was introduced as factual update. This change has no implications for the SA of the Plan.
PC19	Para 5.4	ID: 395940 Rep:	Improve clarity. Insert additional wording to	Amend paragraph after second sentence to read:	Minor	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2968, 2973	address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	“Most sites proposed are of more than one hectare, and will therefore require a flood risk assessment (<u>incorporating an assessment of the predicted effects of climate change</u>) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will comply thereby complying with Core Policy 67 (Flood Risk) with regard to flood risk and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. ”		resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.
PC20	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Additional text highlights the need to address climate change and drainage for all development sites.	Insert text at the end of paragraph 5.4: “ <u>Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.</u> ”	Minor	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.
PC21	New paragraph after para 5.4	ID: 395940 Rep: 2995,	In response to comments from Environment Agency and Natural England about the River Avon SAC and	Insert new paragraph to read: “ <u>The Environment Agency and Natural England advise that all development within the River Avon catchment should</u>	Minor	This change relates to SA Objective 1 to protect all biodiversity and geological features and avoid irreversible losses. Impacts on the River Avon

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		ID: 382216 Rep: 3018	phosphate load.	<u>be 'phosphate neutral' for an interim period. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.</u>		catchment have been considered through the HRA and HRA Addendum; and this additional proposed wording to the Plan provides further support to helping mitigate impacts related to this objective; overall this is considered to result in an improvement in the score of the Plan against SA Objective 1.
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend existing paragraph 5.5 to read: "Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly</u>	Minor	SA Report wording updated where necessary.

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				<p><u>important considerations to address in subsequent planning applications.</u> Where necessary, <u>further detailed a site-specific</u> heritage impact assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”</p>		
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.</p> <p>Additional change for consistency with PC22.</p>	<p>Amend paragraph 5.11 to read:</p> <p>“As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact Assessment, <u>site specific</u> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan (<u>incorporating a site wide, comprehensive drainage strategy</u>), Flood Risk Assessment (<u>incorporating an assessment of the predicted effects of</u></p>	Minor	<p>This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive.</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>climate change</i>), and Transport Statement.”		
East Wiltshire Housing Market Area						
Housing Allocation H1.1 Empress Way, Ludgershall						
PC24	Paragraph 5.21	ID: 1126553 Rep: 95 3	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	Add text at the end of paragraph: <u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u>	Minor	This change relates to SA Objective 3 (Use and manage water resources in a sustainable manner) and SA Objective 4 (Improve air quality throughout Wiltshire). This text confirms and strengthens the requirements at the site should it be developed and therefore contributes towards mitigation of adverse effects; on balance, it is not considered that this changes the overall score of the SA of the Plan policies against this objective.
PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined	Amend last sentence of paragraph 5.19 to read: <u>“Transport assessment will determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	Minor	This modification clarifies text. It has no implications for the SA.

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PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity. To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20: <u>"In the event that land for a school is not required within a period to be agreed with the Council's Education Department, then the land will be returned and thereby revert to agricultural use."</u>	Minor	This change clarifies text. It relates to SA Objective 9 (Reduce poverty and deprivation and promote more inclusive and self-contained communities). The provision of a school on site stated within the policy H1.1 addresses potential school capacity issues (SA Objective 9); it is assumed that if the land is not required for the school, that capacity issues have been addressed and therefore it is not anticipated that this will have an impact on the SA score against this objective; no change to the SA is proposed.
PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context. In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text: <ul style="list-style-type: none"> • <u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u> 	Minor	This change clarifies text. It relates to SA Objective 7 (Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes). The SA already notes that footpaths could be retained as part of the development, and there may be an opportunity to enhance these routes. These policy wording strengthens the text of the Plan, however it is assessed that overall this does not change the scoring against this objective due to other impacts related to views.
PC28	Paragraph 5.21	ID: 395940 Rep:	Insert additional wording to address concerns raised by	Amend paragraph to read: "The site design will be led by a strong	Minor	This wording strengthens the Policy in relation to SA Objectives 5a and 5b (Climate change impacts and

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2967, 2968, 2969	the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment-, <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u>		resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
Housing Allocation H1.2 Underhill Nursery, Market Lavington						
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	Improve clarity. The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.	Insert additional sentence after third sentence to paragraph 5.27: "Mature trees and hedgerows within the site should be retained and protected as priority habitat. <u>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</u> Moreover, all new planting..."	Minor	This will result in a positive impact against SA Objective 1: biodiversity. However, due to the proximity of the site to the Salisbury Plain SAC/SPA/SSSI that will warrant further assessment, it is considered that this does not change the overall scoring for this policy against this objective.
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 19 51 ID: 983136 Rep:	Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.	Extend the boundary of the allocation, as set out in Annex A.	Main	This has been reviewed and does not affect the SA.

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		2656 ID: 1104618 Rep: 1734 ID: 1130331 Rep: 1735				
North and West Housing Market Area						
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71,5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity. The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read: <u>"Trowbridge Bat Mitigation Strategy"</u>	Minor	This modification was introduced as a factual update. The SA Report has been updated as appropriate. It has not implications for the SA of the Plan.
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school; and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	Amend the 2 nd bullet point to read: "Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <u>Moreover, any new primary school will</u>	Minor	This modification relates to SA Objective 9. This text strengthens the need for consideration of school capacity for development in Trowbridge. The score for Policy H2 against this objective has been reviewed; currently, mixed effects are identified. It is assessed that missed effects will still occur, however, that this additional wording will result in a moderate as opposed

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				<u>need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.”		to minor positive effect for Policy H2 against SA Objective 9
Housing Allocation H2.1 Elm Grove Farm, Trowbridge						
PC33	Policy H2.1, Figure 5.5, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council’s ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site’s development consistent with the strategic priority identified in PC32.	Amend the boundary of the allocation as set out in Annex B; And first sentence of Policy H2.1 and paragraph 5.46 to read: “Approximately 14.33 or 17.78 ha of land at Elm Grove Farm...”	Minor	Figures in the SA Report have been updated. The assessment of this site presented in Annex I considered a site of approximately 14.95ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC34	Policy H2, Policy	ID: 901939 /	To reflect the increase in site	Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250	Main	Figures in the SA Report have been updated.

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	H2.1, Paragraph 5.46	901806 Rep: 1816	area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	<p>dwelling, and first sentence of paragraph 5.46.</p> <p>Amend first bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> “Approximately 200 250 dwellings” <p>Amend 2nd bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> “At least 1.8ha of land for a two-form entry primary school along with playing pitches <i>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field):</i>” <p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> “A <i>significantly improved and consolidated public open space area incorporating and augmenting adjacent to</i> the existing Queen Elizabeth II Field <i>to provide a play area and junior level sports pitches for local community teams to utilise.</i>” 		<p>The assessment of this site presented in Annex I considered a site with approximately 274 dwellings. As such, it is considered that this minor amendment in dwelling numbers stated in the Draft Plan does not affect the SA for this site Policy.</p> <p>The second and third amendments are factual and, while the later consolidates the purpose of the public open space, these changes are considered to have no implications for the SA.</p>
PC35	Policy H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area.	<p>Amend the 6th bullet point to read:</p> <ul style="list-style-type: none"> " New cycling and walking routes through the site to link into the existing network and the proposed 	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				Ashton Park Strategic Allocation site, <u>and the White Horse Business Park.</u>		
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Insert additional text at the start of paragraph 5.47: <u>“Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.”</u> .	Minor	This wording strengthens the site Policy in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
PC37	Paragraph 5.50		In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.	Amend paragraph to read: “Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham	Minor	Wording of the SA Report has been updated as appropriate. This has no impact on the SA of the Plan.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				Lane Farmhouse <i>and, where appropriate, its setting.</i> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <i>by detailed assessments (including heritage) to support any subsequent planning application.</i>		
Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge						
PC38	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 - ID: 1115490 / 1115452 Rep: 21 ID: 1120664 / 1115452 Rep: 131 ID: 1125881 Rep: 723 ID: 403859	Factual update. Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	Amend the boundary of the allocation as set out in Annex C; And first sentence of paragraph 5.52 to read: “Approximately 25.62 18.96 ha of land off the A363 south-west of the White Horse Business park is allocated for the development”	Minor	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 23ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 1457 ID: 1130978 / 1130975 Rep: 1832				
PC39	Policy H2, Table 5.3; Paragraph 5.52	ID: 8090227 / 1132859 Rep: 3074 ID: 1137984 / 1130975 Rep: 3142-	Improve clarity. To maximise efficient use of land consistent with heritage and ecological constraints increase the number of dwellings to approximately 225 units.	Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings. And amend first sentence of paragraph 5.52 as follows: "...land off the A363 south-west of the White Horse Business park is allocated for the development of approximately 450 225 dwellings, as identified on the Policies Map."	Main	Numbers in the SA Report have been updated.
PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Insert new paragraph after paragraph 5.56 to read: <u>"As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common</u>	Minor	The assessment of this site policy presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u>Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm.</u>		
PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> ”	Minor	This wording strengthens the site Policy in relation to SA 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site, no change to the site policy scoring is proposed.
Housing Allocation H2.3 Elizabeth Way, Trowbridge						
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545	Factual update. Amend site boundary, as	Amend the boundary of the allocation as set out in Annex D.	Minor	Numbers in the SA Report have been updated. The assessment of this site policy

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 935 ID: 1131752 / 1131750 Rep 2119	identified incorrectly, to align with Elizabeth Way Relief Road.	And first sentence of paragraph 5.58 to read: “Approximately 16.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development”		presented in Annex I considered the two sites making up this policy (263 and 297) covering an area of approximately 16ha. Given that this site size, together with the number of dwellings (see below) has increased, a review of the SA is considered necessary. Further details are provided below.
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep: 2119 Rep 2126 ID: 1131752 / 1131750 Reps 890 ID: 1054271	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings. Amend first sentence in paragraph 5.58 as follows: “... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map.”	Main	The assessment of this site policy presented in Annex I considered the two sites making up this policy (263 and 297) covering approximately 263 dwellings. Given that this site size, together with the number of dwellings, has increased, a review of the SA of the site policy is considered necessary. An increase in the number of dwellings could result in further impact against SA Objective 3 in terms of the site needing to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection, however it is felt that the proposed policy modification on flood risk and drainage (see further modification proposed below) addresses this issue and therefore no change to this score is proposed. In relation to SA Objective 4 (Improve air quality throughout Wiltshire and minimise all sources of

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		Rep: 934 ID: 392036 / 1126545 / 9598406 30 ID: 895670 Rep 1915				environmental pollution), given the likely increase in additional car journeys this could result in, it is considered that the effect would change from minor to moderate adverse. Overall, the increase in dwellings proposed will result in a change from a moderate to a major positive effect for this site on SA Objective 8 and a change from a minor to a moderate positive effect on Objective 11 (Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth). All other SA scores would remain the same as for assessment of Site 263.
PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Add text to beginning of paragraph 5.64: <u>“The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout.”</u>	Minor	The assessment of this site policy (through Site 263 and 297) presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC45	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u> ”	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes, though due to other factors recorded in Annex I for this site policy (covering site 263 and 297), no change to the site policy scoring is proposed.
Housing Allocation H2.4 Church Lane, Trowbridge						
PC46	Figure 5.8, Paragraph 5.67	ID: 1129173 / 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in Annex E. And first sentence of paragraph 5.58 to read: “Approximately 3.72 5.93 ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 5.92ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC47	Replace	ID: 4037		Replace 5.68 with new text:	Minor	The assessment of this site policy

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
	Paragraph 5.68 with new text	97 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	<p>“Development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</p> <p><u>“The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John’s spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets.”</u></p>		presented in Annex I identifies the heritage important of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.
PC48	Paragraph 5.67	ID: 395940 Rep: 2967,	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by</p>	<p>Add text at the end of paragraph 5.67 as follows:</p> <p>“...It is an open site that slopes to the south-</p>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2968, 2969	the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	west towards the Lambrok Stream. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</u>		and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.5 Upper Studley, Trowbridge						
PC49	Policy H2, Table 5.3; Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to approximately 45 dwellings, and correct site area	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings. Amend first sentence of paragraph 5.73 to read: “Approximately 2.33 2.27 ha of land at Church Lane is allocated for the development of approximately 20 45 dwellings, as identified on the Policies Map.”	Main	Numbers in the SA Report have been updated. The assessment of this site policy presented in Annex I considered a site of approximately 2.32ha and approximately 52 dwellings. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC50	Paragraph 5.73	ID: 395940 Rep: 2967,	Improve clarity. Insert additional wording to address concerns raised by	Add text to end of paragraph 5.73 as follows: “...The land slopes towards the stream and	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2968, 2969	the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	is bound to the south by tall, mature poplar trees. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u>		and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.6 Southwick Court, Trowbridge						
PC51	Paragraph 5.78	ID: 403792 Rep: 16 45	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.78 to read: “The area is of historic significance as water meadows (<u>non-designated heritage asset</u>) associated with the <u>Grade II* Listed Southwick Court Farmstead that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage	Minor	The assessment of this site policy presented in Annex I identifies the heritage importance of these features. The modification strengthens the need for protection of these features and addresses the moderate adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p>asset will be preserved, to the greatest extent possible, informed by <u>the Councils Heritage Impact Assessment</u> and the results of <u>furthermore detailed heritage assessment work to support any subsequent planning application.</u> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <u>alone and in combination,</u> any residual harm would require a clear and convincing justification <u>within any subsequent planning application</u> and should not be substantial. The social, <u>environmental</u> and economic advantages of the development, including the provision of homes <u>along with significant improvements to biodiversity and provision of open space will</u> achieve substantial public benefits. A <u>sensitively designed,</u> comprehensive development scheme will need to <u>minimise harm by ensuring</u> ensure that new homes are directed to the east of the Lambrok Stream <u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <u>Southwick Court and associated</u> this heritage assets.”</p>		
PC52	Paragraph	ID:	Improve clarity.	Add text to end of paragraph 5.79, as	Minor	This wording strengthens the site

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
	5.79	395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	follows: “...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</u> ”		Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Warminster						
PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	Improve clarity. Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.	Add new paragraph under 5.87 as follows: ” <u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u> ”	Minor	This relates to objective 10 (Reduce the need to travel and promote more sustainable transport choices) and strengthens the text in the Policy related specifically to the A36; it is not considered that this will improve the mixed effects (minor positive/minor negative) of Policy H2 against this Objective and therefore

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
						no change to the policy scoring is proposed.
PC54	Paragraph 5.87	ID: 706891 Rep 1512 ID: 397127 Rep: 2911 ID: 395940 Rep: 2990	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Amend paragraph 5.87 as follows: "Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <i>As such</i> , a Nutrient Management Plan <i>seeks to</i> for the river that avoids the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. <i>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</i> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."	Minor	This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.
Housing Allocation H2.7 East of the Dene, Warminster						
PC55	Paragraph	ID:		Amend paragraph 5.89 to read:	Minor	This modification was introduced to

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
	5.89	403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p><u>“Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.</p>		provide clarification of the text. It has no implications for the SA.
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	<p>Improve context.</p> <p>In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p>	<p>Amend paragraph 5.90 to read:</p> <p><u>“The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u> The design of an the access point should also minimise <u>and mitigate</u> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath</p>	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				WARM40.”		
PC57	Paragraph 5.91	ID: 403792 Rep: 1646 ID: 395940 Rep: 2967, 2968, 2969	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy. Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.	Amend paragraph 5.91 to read: “The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a <u>the Council’s</u> Heritage Impact Assessment and <u>further detailed site specific assessments required to support the planning application. Development will need to</u> appropriately responds to the character and location <u>al context</u> of the site and <u>robustly</u> respects the significance of the following heritage assets: <ul style="list-style-type: none"> Listed Buildings in the vicinity of the site, including Bishopstrow House Bishopstrow Conservation Area Views from Battlesbury Camp hillfort <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).”</u>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.8 Bore Hill Farm, Warminster						
PC58	Policy H2 Table 5.3 Paragraph	ID: 1137935 / 556489	Factual update. Amend site boundary to	Amend the boundary of the allocation as set out in Annex F.	Main	The assessment of this site policy presented in Annex I considered a site of approximately 5.23ha. As

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
	5.93	Rep: 3061	reflect land available for development and to maximise efficient use of land increase the number of dwellings.	And first sentence of paragraph 5.88 to read: “Approximately 4.47 4.83 ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map....”		such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	Amend paragraph to read: “The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u> ”	Minor	The modification related to the potential issues associated with the operational waste management facility have been identified in the SA of this site; this wording helps strengthen the policy. The modification relating to FRA and avoiding impacts on the SAC/SSSI strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
Housing Allocation H2.9 Boreham Road, Warminster						
PC60	Paragraph 5.99	ID: 403792 Rep 1646	<p>Improve clarity.</p> <p>Insert additional wording to reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>“Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”</p>	Minor	Updates to wording of SA Report made; no impact on the SA of the Plan.
PC61	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Delete paragraph 5.100 and replace with text to read:</p> <p>“Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and</p>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p>management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</p> <p><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u></p>		
Housing Allocation H2.10 Barbers Farm, Chapmanslade						
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	<p>Increased clarity.</p> <p>Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.</p>	<p>Add text to the end of paragraph 5.103 to read:</p> <p><u>“Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site.”</u></p>	Minor	This modification clarifies that the PRoW will be retained and enhanced through the development of the site, contributing positively to SA Objective 7 (landscape). Due to other consideration, it is not considered that this changes the overall score of the SA of the Plan policies against this objective.
PC63	Paragraph 5.103	ID: 395940 Rep: 2967, 2968,	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency,</p>	<p>Add text to the end of paragraph 5.103, after PC63::</p> <p><u>“. Considering the size of the site, any subsequent planning application will</u></p>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2969	highlighting the need to address flood risk and drainage for all development sites.	<u>need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u>		sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.11 The Street, Hullavington						
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update. Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read: “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25 0.2 ha to allow for the expansion of the primary school, as shown on the Policies Map.”	Minor	Numbers in SA Report updated. This modification was introduced as a factual update. It has no implications for the SA.
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update. Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read: “A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Additional text to be added to the end of the paragraph:</p> <p><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing Allocation H2.12: East of Farrells Field, Yatton Keynell						
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	<p>Factual update.</p> <p>The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.</p>	<p>Amend the boundary of the allocation as set out in Annex G.</p> <p>And first sentence of paragraph 5.109 to read:</p> <p>“Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4.3 1.2ha of land, as shown on the Policies Map.”</p>	Minor	<p>Numbers in SA Report updated.</p> <p>The assessment of this site policy presented in Annex I considered a site of approximately 1.32ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Amend paragraph after first sentence, as follows:</p> <p><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site</u> is well located with regard to local services and facilities. The site <u>It is</u> in agricultural use and represents the continuation of recent development in this part of the settlement.”</p>	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC69	Paragraph 5.110		<p>Factual update.</p> <p>The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.</p>	<p>Amend text to read:</p> <p>“A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and the</p>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				possibility to link to adjacent footpaths should be explored.”		
Housing Allocation H2.13: Ridgeway Farm, Crudwell						
PC70	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	For clarity. The site boundary be amended to meet the northern field boundary and allow for landscaping.	Amend the boundary of the allocation as set out in Annex H. And first sentence of paragraph 5.112 to read: “Approximately 4.7- 2.03 ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”	Minor	Numbers in SA Report updated. The assessment of this site policy presented in Annex I considered a site of approximately 3.58ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.	Insert new second sentence and amend third as follows: “ <i>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site is nonetheless</i> in a location that has the	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				capacity to accommodate change from an environmental and landscape perspective.”		
Housing Allocation H2.14: Court Orchard/Cassways, Bratton						
PC72	Policy H2, Table 5.3; Paragraph 5.116	ID: 1126059 Rep: 19 ID: 1125220 Rep: 499 ID: 1125255 Rep: 502 ID: 1125408 Rep: 545 ID: 1126059 Rep: 929 ID: 1124313 Rep: 1024, 1028, 1019	In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35 dwellings to allow for a more sensitively designed development.	Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassaways, Bratton with 35 dwellings. Amend first sentence of paragraph 5.116 to read: “Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 40 dwellings, as identified on the Policies Map.”	Minor	<p style="color: red;">Numbers in SA Report updated.</p> The assessment of this site policy presented in Annex I considered a site of approximately 32 dwellings. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		ID: 1129546 Rep: 1612 ID: 704825 Rep: 1725, 1726, 1728, ,1745 ID: 1125770 Rep 2302 ID: 04313 Rep 2360 ID: 1133661 Rep 2631				
PC73	5.120	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and	Amend paragraph to read: “Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site. Considering	Minor	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The assessment

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			drainage for all development sites.	<u>the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u>		against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
South Housing Market Area						
PC74	Paragraph 5.128		Factual update. Amend incorrect reference in 1st bullet point to Salisbury Transport Strategy as strategy has now been refreshed.	Amend text to read: “ Transport: development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the refresh of the Salisbury Transport Strategy (2018) will allow has reviewed the effectiveness of existing measures to be reviewed and proposes new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.
PC75	Paragraph 5.128		In response to comments from Natural England and Environment Agency	Amend 3 rd bullet point in text as follows: • “ Biodiversity: development could	Minor	This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			regarding River Avon SAC.	<p>contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a <u>As such, the</u> Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”</p>		some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.
Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury						
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area	Add new site to Policy H3 Table 5.4 under Salisbury Community Area: <u>“H3.x, The Yard, Hampton Park, 14 dwellings”</u>	Major	This is a new site and the site has been assessed in Chapter 7 of the SA Report.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
		2053	Topic Paper, May 2018).			
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	<p>After paragraph 5.149 add in new site allocation, as set out below.</p> <p>Insert heading:</p> <p><u>“H3.x The Yard, Hampton Park, Salisbury”</u></p> <p>Then insert site allocation figure as set out in Annex I;</p> <p>And insert following new paragraphs after.</p> <p>New para:</p> <p><u>“The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u></p> <p>New para:</p> <p><u>“The site has previously been used for agricultural storage purposes, is fairly</u></p>	Minor	<p>This is a new site and therefore requires SA.</p> <p>Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the H3 policy supporting text.</p> <p>The proposed new supporting text for the site policy does not, however, make specific recommendations for HRA to address the moderate adverse effect identified for this site against SA Objective 1.</p> <p>The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency in this proposed changes tables, that the following text is added:</p> <p><u>“Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy</u></p>

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

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

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
	5.137 2nd sentence		The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	“This too would be undertaken in conjunction with an <u>the</u> updated Salisbury Transport Strategy <u>refresh (2018)</u> that takes account of planned strategic growth of Salisbury.”		a factual update. It has no implications for the SA.
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity: To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Policy H3.1 to read; “Development will take place in accordance with a masterplan for the site approved by the Council <u>as part of the planning application process.</u> ”	Minor	This modification was introduced to provide clarification of the text. It has no implications for the SA.
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> Sufficient land would need to be	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <u>measures (including a Sustainable Drainage System)</u> that results in run-off rates equalling, or greater than <u>bettering</u> current greenfield infiltration rates.”		
Housing allocation H3.3: North of Netherhampton Road						
PC83	Replace para 5.144 with new text	ID: 403792 Rep: 1647	Improve clarity. To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.	Replace paragraph 5.144 as follows: “The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.” <u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the</u>	Minor	The assessment of this site policy presented in Annex I identifies the heritage important of these features. The modification clarifies and strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage); however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<p><u>significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.</u></p>		
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. <u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will</u></p>	Minor	<p>The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.</p>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<u>need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u>		
PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145: <u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 10. The assessment against this Objective has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing allocation H3.4: Land at Rowbarrow, Salisbury						
PC86	Paragraph 5.146	ID: 1130961 / 556489 Reps: 1823-1831	Factual update. Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read: “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56 6.4ha of land as shown on the Policies Map.”	Minor	The assessment of this site policy presented in Annex I considered a site of approximately 6.6ha. As such, it is considered that this minor amendment in size stated in the Draft Plan does not affect the SA for this site Policy.
PC87	Figure 5.22	ID: 1130961 / 55489 Reps: 1823-1831	Factual update. Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in Annex J.	Minor	As above
PC88	Para 5.148		For clarity.	Amend paragraph 5.148 to read:	Minor	This modification relates to SA Objective 7 (landscape) and

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
			Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	<p>“This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u>”</p>		strengthens the site Policy in terms of specific site improvements. This will address the minor impacts identified against this Objective for this site; no change to the site policy scoring is proposed as minor impacts on landscape are still possible.
PC89	Paragraph 5.147	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>Development will need to preserve the contribution made by the site to the setting and therefore the importance of the</p>	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <i>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</i> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.		
Housing allocation H3.5: Clover Lane, Durrington						
PC90	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.	<i>"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</i>	Minor	<i>This has been reviewed and updates to the SA Report made; Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.</i>

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				<i>from new homes and specific measures will be set out in the annex to the Nutrient Management Plan.</i>		
PC91	Figure 5.23 Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update. Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in Annex K. And amend first sentence of paragraph 5.153 to read: “Approximately 1.9 4.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor	A larger site was considered in the SA of the site (Annex I) and the reduction of capacity was identified in Chapter 8 of the SA Report. This modification is considered a minor amendment in size stated in the Draft Plan and does not affect the SA for this site Policy.
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows: “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <i>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</i> Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
				the scheme.”		
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Insert new text at the end of paragraph:</p> <p><u>“Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Housing allocation H3.6: Larkhill Road, Durrington						
PC94	Paragraph 5.157	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.</p>	<p>Add new sentences to end of paragraph:</p> <p><u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></p>	Minor	The modification helps clarify and strengthen the site Policy in relation to SA Objective 3 (water) and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
Chapter 6 Settlement Boundary Review						

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications	
PC95	Table 6.1 (Page 72)	ID: Rep:	Factual update. Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Move West Lavington and Littleton Panell into column 3 of Table 6.1:	Minor	This modification was introduced as a factual update. It has no implications for the SA.	
				Devizes			
							Devizes*
							Bromham
							Market Lavington
							Rowde
							West Lavington and Littleton Panell
							Worton
PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete bullet point 5:	Minor	This modification was introduced as a factual update. It has no implications for the SA.	
				West Lavington and Littleton Panell			
PC97	Appendix	ID:	Factual update.	Amend paragraph A.3:	Minor	This modification was introduced as	

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications										
	A (Page 79), Paragraph A.3	Rep:	Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	“The settlement boundaries for Potterne, and Urchfont <i>and West Lavington and Littleton Panell</i> have not been reviewed because of neighbourhood plans.”		a factual update. It has no implications for the SA.										
PC98	Page 84	ID: Rep:	Factual update. The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete ‘West Lavington and Littleton Panell settlement boundary’ map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.										
PC99	Page 73, Table 6.2	ID: Rep:	Factual update. Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Christian Malford into column 3 of Table 6.2: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Chippenham⁽²⁴⁾</td> </tr> <tr> <td style="width: 50%;"></td> <td style="text-align: center;">Christian Malford</td> </tr> <tr> <td></td> <td style="text-align: center;">Hullavington</td> </tr> <tr> <td></td> <td style="text-align: center;">Kington St Michael</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Chippenham⁽²⁴⁾			Christian Malford		Hullavington		Kington St Michael			Minor	This modification was introduced as a factual update. It has no implications for the SA.
Chippenham⁽²⁴⁾																
	Christian Malford															
	Hullavington															
	Kington St Michael															

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1: Christian Malford	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35: <u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u>	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC102	Page 109	ID: 1118671 Rep: 55	Factual update. The settlement boundary for Christian Malford is not being reviewed by the	Delete Christian Malford map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications		
		ID: 910890 Rep: 619	Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.					
PC103	Page 74, Table 6.2	ID:1051839 Rep: 1548	Factual update. Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Cricklade into column 3 of Table 6.2:	Minor	This modification was introduced as a factual update. It has no implications for the SA.		
				Royal Wootton Bassett and Cricklade				
							Cricklade	
							Lyneham	
							Purton	
							Royal Wootton Bassett	
PC104	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 2: Cricklade	Minor	This modification was introduced as a factual update. It has no implications for the SA.		

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification	SA Implications
PC105	Appendix A (Page 132) paragraph A.60	ID:105183 9 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add new paragraph after paragraph A.60: <u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u>	Minor	This modification was introduced as a factual update. It has no implications for the SA.
PC106	Page 134	ID:105183 9 Rep: 1548	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan	Delete Cricklade map.	Minor	This modification was introduced as a factual update. It has no implications for the SA.

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

Table 4.1 Housing Market Areas: Minimum to be allocated

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

Table 4.7 HMA housing land supply 2006-2026

HMA	Housing requirement 2006-2026	Housing Completions 2006-2017	Commitments 2017-2026	Windfall allowance (2017-2026)	Plan allocations 2017-2026	TOTAL	Surplus
East Wiltshire	5,940	3,497 3,624	2,273 2,311	811 823	241	6,822 6,997	882 1,057
North & West Wiltshire	24,740	12,603 13,025	11,566 10,606	2,086 2,209	1,195	27,035 27,235	2,710 2,495
South Wiltshire	10,420	5,388 5,388	4,759 3,701	736 743	795 790	11,357 10,636	937 216

Table 4.8 HMA Five year land supply estimates 2017-2026

Year supply (Liverpool)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
East HMA	9.18 <u>8.77</u>	9.11 <u>9.07</u>	9.75 <u>9.95</u>	12.20 <u>11.21</u>	22.44 <u>16.33</u>	20.18 <u>17.13</u>	14.01 <u>15.45</u>	9.81 <u>14.24</u>	7.45 <u>9.83</u>
North and West HMA	7.15 <u>6.24</u>	7.54 <u>6.80</u>	7.64 <u>7.01</u>	7.54 <u>7.07</u>	7.85 <u>7.19</u>	7.92 <u>7.24</u>	7.48 <u>7.13</u>	6.54 <u>6.60</u>	5.30 <u>5.74</u>
South HMA	6.09 <u>5.70</u>	6.30 <u>5.95</u>	6.43 <u>5.75</u>	6.65 <u>5.57</u>	6.88 <u>5.46</u>	7.13 <u>5.14</u>	6.70 <u>4.19</u>	5.87 <u>3.25</u>	4.75 <u>2.42</u>

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

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

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

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Bradford on Avon	595	387 <u>384</u>	242 <u>218</u>	599 <u>602</u>	1%
Calne	1,440	964 <u>1,034</u>	807 <u>847</u>	4,768 <u>1,881</u>	23% <u>31%</u>
Chippenham	4,510	4,204 <u>1,230</u>	3,849 <u>3,016</u>	5,023 <u>4,246</u>	44% <u>-6%</u>
Corsham	1,220	646 <u>597</u>	587 <u>629</u>	4,233 <u>1,226</u>	4% <u>0%</u>
Malmesbury	885	560 <u>657</u>	455 <u>385</u>	4,045 <u>1,042</u>	45% <u>18%</u>
Melksham and Bowerhill	2,240	4,370 <u>1,445</u>	4,224 <u>910</u>	2,594 <u>2,355</u>	46% <u>5%</u>
Royal Wootton Bassett	1,070	997 <u>1,014</u>	458 <u>140</u>	4,155 <u>1,154</u>	-48% <u>8%</u>
Trowbridge	6,810	2,965 <u>3,019</u>	2,625 <u>2,339</u>	5,590 <u>5,358</u>	-45% <u>-21%</u>
Warminster	1,920	603 <u>615</u>	4,055 <u>1,140</u>	4,658 <u>1,755</u>	-44% <u>-9%</u>
Westbury	1,500	877 <u>940</u>	934 <u>851</u>	4,808 <u>1,791</u>	24% <u>19%</u>
TOTAL	22,190	40,570 <u>10,935</u>	41,874 <u>10,475</u>	22,444 <u>21,410</u>	4% <u>-4%</u>
Rural areas					
Bradford on Avon CA remainder	185	419 <u>123</u>	72 <u>56</u>	494 <u>179</u>	3% <u>-3%</u>
Calne CA remainder	165	92 <u>96</u>	453 <u>171</u>	245 <u>267</u>	49% <u>62%</u>
Chippenham CA remainder	580	409 <u>419</u>	443 <u>166</u>	522 <u>585</u>	-10% <u>1%</u>
Corsham CA remainder	175	255 <u>285</u>	96	354 <u>381</u>	104% <u>118%</u>
Malmesbury CA remainder	510	336 <u>340</u>	444 <u>210</u>	480 <u>550</u>	-6% <u>8%</u>
Melksham CA remainder	130	404 <u>115</u>	38 <u>44</u>	439 <u>362</u>	7% <u>22%</u>
Royal Wootton Bassett and Cricklade CA remainder	385	345 <u>305</u>	450 <u>177</u>	465 <u>482</u>	24% <u>25%</u>
Trowbridge CA remainder	165	255 <u>256</u>	23 <u>32</u>	278 <u>288</u>	69% <u>75%</u>
Warminster CA remainder	140	64 <u>91</u>	53 <u>68</u>	443 <u>159</u>	2% <u>14%</u>

Westbury CA remainder	115	61 60	47 51	108 111	-6% -3%
TOTAL	2,550	2,033 2,090	890 1,274	2,923 3,364	15% 32%

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

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	% Variation
Urban areas					
Amesbury, Bulford and Durrington	2,440	1,311 1,446	1,101 873	2,412 2,319	-1% -5%
Salisbury	6,060	2,273 2,436	3,833 2,956	6,637 5,924	40% -2%
Wilton		323 321	208 211		
TOTAL	8,500	3,907 4,203	5,142 4,040	9,049 8,243	6% -3%
Rural areas					
Amesbury CA remainder	345	479 176	58 73	237 249	-31% -28%
Mere CA remainder	50	37 42	5 7	42 49	-15% -2%
Mere	235	426 123	439 143	265 266	13%
Downton	190	88 101	405 92	193	2%
Tisbury	200	470 169	5 9	475 178	-42% -11%
Wilton CA remainder	255	415 123	44 14	426 137	-51% -46%
Southern Wiltshire CA remainder	425	385 389	78 98	463 487	9% 15%
Tisbury CA remainder	220	60 62	44 16	74 78	-68% -65%
TOTAL	1,920	1,160 1,185	412 452	1,572 1,637	-18% -15%

Table 4.4 East Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 ²

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² This total includes 109 dwellings that already have planning permission

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

Settlement	SHLAA reference	Site name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynall	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 ³
Trowbridge	613	Elm Grove Farm	200 250
	1021	Church Lane	45
	3260	Upper Studley	20 45
	298	Land off the A363 at White Horse Business Park	150 300
	3565	Southwick Court	180
	297/263	Elizabeth Way	205 355
Warminster	603	East of the Dene	100
	302/1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard/Cassways	40 35

Table 4.6 Southern Wiltshire Housing Market Area – Summary of allocations

Settlement	SHLAA reference	Site name	Approximate dwellings
Durrington	3154/S98	Clover Lane	45
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100

³ This total includes 10 dwellings that already have planning permission

	3272	Rowbarrow	100
	<u>OM003</u>	<u>The Yard</u>	<u>14</u>

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