



# Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Tidworth

July 2018  
Submission version

## Wiltshire Council

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

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

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

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

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

■	<b>Main sections</b>	
1	Introduction	3
2	Tidworth Community area	6
3	Settlement boundary review	10
4	Overview of the site selection process	11
5	Outcome of the site selection process for Tidworth and Ludgershall	13
6	Outcome of the Tidworth Community Area Remainder site selection process	17
7	Conclusions	18
■	<b>Appendices</b>	
A	Proposals for revised settlement boundaries	19
B	SHLAA sites considered during the site selection process	29
C	Exclusionary criteria considered at Stage 2a of the site selection process	32
D	Assessment criteria and output from Stage 2a of the site selection process	35
E	Assessment criteria and output from Stage 2b of the site selection process	44
F	Assessment criteria and output from Stage 3 of the site selection process	45
G	Assessment criteria and output from Stage 4a of the site selection process	51

# 1. Introduction

## Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Tidworth Community Area.

### Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan<sup>(1)</sup>.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

### Housing site allocations

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

### Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Tidworth Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck-through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
  - Topic Paper 2: Site Selection Process Methodology

---

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

Table 1.1 Layout of the Tidworth Community Area Topic Paper

#	Section	Appendices
2	<b>Community Area</b>	Planning policy context for the Tidworth Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.
3	<b>Settlement boundary review</b>	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.
4	<b>Overview of the site selection process</b>	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .
5	<b>Outcome of the site selection process for Tidworth and Ludgershall</b>	Summary of the site selection process for Tidworth and Ludgershall (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the towns should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.
6	<b>Outcome of the Tidworth Community Area Remainder site selection process</b>	<p>Summary of the Tidworth Community Area site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.</p> <p><b>Appendix B</b> contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.</p> <p><b>Appendix C</b> contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p><b>Appendix D</b> contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p><b>Appendix E</b> contains the assessment criteria and output from Stage 2b of the site selection process.</p>

			<p><b>Appendix F</b> contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p><b>Appendix G</b> contains the assessment criteria and output from Stage 4a of the site selection process.</p>
<b>7</b>	<b>Conclusions</b>	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

## 2. Tidworth Community area

### Context

**2.1** The WCS provides the context for the Plan in relation to the Tidworth Community Area. Core Policies 1 (Settlement Strategy) and 26 (Tidworth Area Strategy) set out:

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

**2.2** Core Policy 26 requires about 1,750 new homes to be provided at the Market Towns of Tidworth and Ludgershall (including land identified for strategic growth at Drummond Park, Ludgershall) over the Plan period 2006 to 2026; and approximately 170 new homes in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Tidworth Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

### Settlement strategy

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

Table 2.1 Settlement Strategy in the Tidworth Community Area

<b>Market Towns</b>	Tidworth and Ludgershall
<b>Large Villages</b>	Collingbourne Ducis and Netheravon
<b>Small Villages</b>	Collingbourne Kingston, Enford, Everleigh and The Chutes (Chute Cadley / Chute Standen, Lower Chute and Upper Chute)

### Issues and considerations

**2.4** Core Policy 26 and the supporting text (paragraph 5.140) of the WCS identify specific issues to be addressed in planning for the Tidworth Community Area, including:

- the use of brownfield land may enable the protection of sensitive areas around the community area including the Salisbury Plain SSSI, SPA and SAC and the North Wessex Downs AONB. However, the re-use of this land needs to be considered carefully in relation to the wider needs of the area
- development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area ('SPA') will not be permitted unless proportionate contributions towards the maintenance of the Stone Curlew Management Strategy<sup>(2)</sup> designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA are made

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

- all development within the community area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SAC') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites

**2.5** The Wiltshire Infrastructure Delivery Plan ('IDP')<sup>(3)</sup> identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new and extensions to existing primary schools to provide additional places
- expansion of Wellington Academy to provide additional places
- provision of additional nursery school places
- improvements to (including relocation/ replacement) of Ludgershall Fire Station
- support development of local primary care health facilities

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

## Housing requirements

**2.7** **At the time the Plan was released for pre-submission consultation, the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

**2.8** The **estimated** housing requirements for the Tidworth Community Area are set out in *Table 2.2* below: The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

---

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



Table 2.2 Estimated housing requirements for Tidworth Community Area. Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Table 4.2.

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tidworth and Ludgershall	1,750	728	948	74
Tidworth CA Remainder	170	93	3	74
Tidworth CA	1,920	821	950	149

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

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

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

Table 2.3 Housing requirements for Tidworth Community Area.<sup>(4)</sup>

<u>Area</u>	<u>Indicative requirement 2006-2026</u>	<u>Completions 2006-2017</u>	<u>Developable commitments 2017-2026</u>	<u>Indicative residual requirement</u>
<u>Tidworth and Ludgershall</u>	<u>1,750</u>	<u>767</u>	<u>1,016</u>	<u>0</u>
<u>Tidworth CA Remainder</u>	<u>170</u>	<u>89</u>	<u>23</u>	<u>58</u>
<u>Tidworth CA</u>	<u>1,920</u>	<u>856</u>	<u>1,039</u>	<u>58</u>

## Neighbourhood planning

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

4 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Addendum.

**2.13** Tidworth Community Area has no neighbourhood plans in preparation. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website<sup>(5)</sup>.

---

5 Wiltshire Council. (2017~~8~~). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017-May 2018.

## 3. Settlement boundary review

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

- Tidworth
- Ludgershall
- Collingbourne Ducis, and
- Netheravon

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*<sup>(6)</sup>.

3.3 No settlements in the Tidworth Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

---

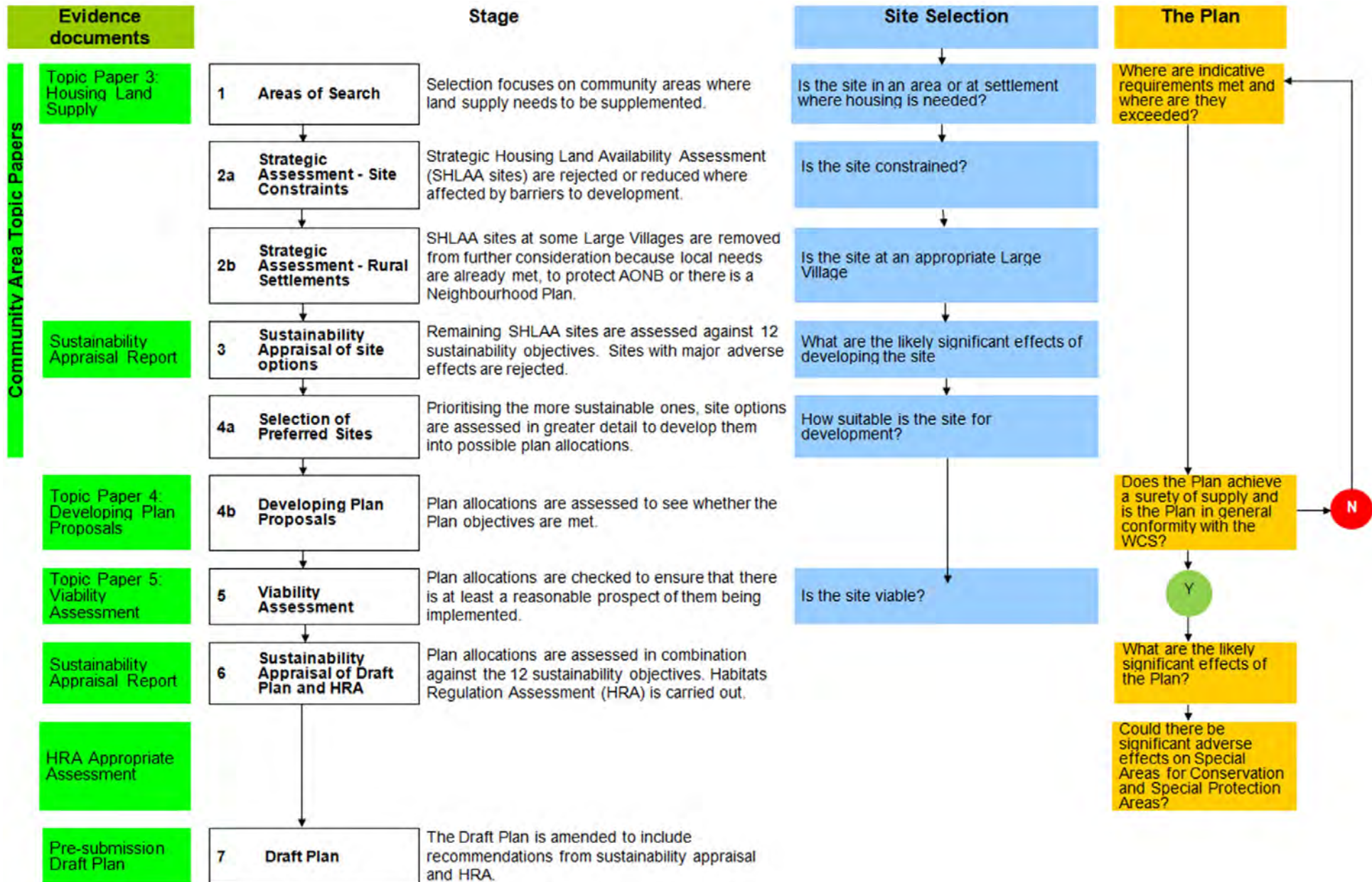
6 Wiltshire Council (~~June 2017~~ **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)<sup>(7)</sup>. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

---

7 Wiltshire Council (June 2017). [Topic Paper 2: Site Selection Process Methodology](#).



## 5. Outcome of the site selection process for Tidworth and Ludgershall

### Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Towns of Tidworth and Ludgershall. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(8)</sup>.
- 5.2** The decisions taken after each stage of the process for Tidworth and Ludgershall, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Tidworth and Ludgershall. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 74 dwellings at Tidworth and Ludgershall to be delivered during the Plan period.
- 5.5** Therefore, the Plan will consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Market Towns of Tidworth and Ludgershall progresses to Stage 2a.

### Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Tidworth and Ludgershall. Strategic Housing Land Availability Assessment (SHLAA) sites<sup>(9)</sup> at these settlements are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains maps of Tidworth and Ludgershall, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Tidworth and Ludgershall.

---

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

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

Table 5.1 SHLAA sites considered at Tidworth and Ludgershall.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Tidworth	404, 406, 424, 590, 591, 593, 594, 595, 2058, 2059, 2060, 2061, 3036, 3037, 3038, 3040, 3110, 3111, 3116, 3159	None
Ludgershall	371, 372, 373, , 554, 555, 805, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 3180, 3468, 3498	553

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

### Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential site has been assessed using Sustainability Appraisal. The Sustainability Appraisal framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of the site has been assessed against each of the objectives using a consistent set of decision-aiding questions. The site option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect<sup>(10)</sup>.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Tidworth and Ludgershall. Detailed assessments of individual sites are included within the Sustainability Appraisal Report<sup>(11)</sup>.

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

Table 5.2 SHLAA site considered at Stage 3 at Tidworth and Ludgershall

SHLAA ref	Site name	Outcome after Stage 3
<b>Ludgershall</b>		
Site 553	Land at Empress Way	More Sustainable

#### Sites removed after Stage 3

5.13 There were no sites rejected after Stage 3.

#### Sites taken forward

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

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

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

Table 5.3 Site taken forward after Stage 3 at Tidworth and Ludgershall

SHLAA ref	Site name
<b>Ludgershall</b>	
Site 553	Land at Empress Way

**5.15** Appendix B highlights the SHLAA site taken forward to the next stage of the site selection process.

#### Stage 4a: Selection of preferred sites

**5.16** The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)<sup>(12)</sup>.

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

**5.18** Table 5.4 below shows the site option considered at Stage 4a.

Table 5.4 Site option considered at Stage 4a at Tidworth and Ludgershall

SHLAA ref	Site name	SHLAA capacity	Capacity
<b>Ludgershall</b>			
Site 553	Land at Empress Way	179	270 <sup>(13)</sup>
<b>TOTAL</b>		<b>179</b>	<b>270</b>

#### Sites removed after Stage 4a

**5.19** There were no site options removed after Stage 4a.

#### Preferred sites

**5.20** Table 5.5 below shows the preferred site identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.5 Preferred site identified for allocation at Tidworth and Ludgershall

SHLAA ref	Site name	Capacity after mitigation
<b>Ludgershall</b>		
Site 553	Land at Empress Way	270
<b>TOTAL:</b>		<b>270</b>

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

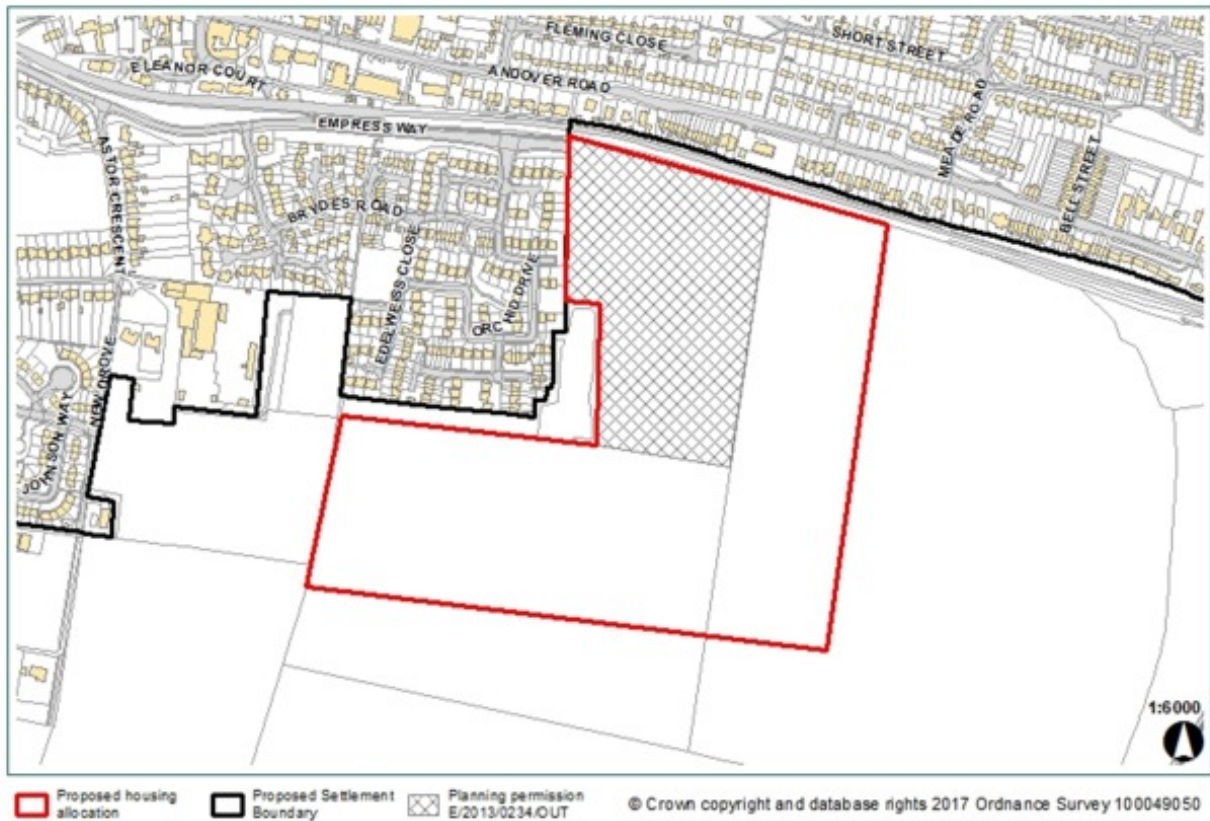
13 This total includes 109 dwellings that already have planning permission.



**5.21** Therefore, one available, achievable and deliverable site is identified for allocation at Ludgershall. This is considered to be the best and most appropriate option to allocate at the Market Towns. Development of the site for housing would contribute to the area strategy for Tidworth and Ludgershall by boosting the supply of homes to help meet indicative requirements. The following paragraph sets out the justification for its allocation.

**Site 533 – Land at Empress Way, Ludgershall**

Figure 5.1 Site 533 – Land at Empress Way, Ludgershall



**5.22** Land at Empress Way, Ludgershall is in a very accessible and sustainable location within walking and cycling distance of local services and facilities available in Ludgershall town centre.

**5.23** The potential adverse effects of developing the site are considered able to be capable of mitigation with minimal reduction to the site area. Allocated for approximately 270 dwellings, <sup>(14)</sup>the site is capable of providing a significant number of affordable dwellings in line with WCS requirements and development could improve local vehicular access through the provision of a link road and provide the opportunity for a new primary school.

**5.24** **Appendix B** highlights the preferred site identified for allocation.

14 including 109 dwellings that already benefit from planning permission

## 6. Outcome of the Tidworth Community Area Remainder site selection process

### Overview

- 6.1** This section summarises the outcome of the site selection process for Tidworth Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(15)</sup>.
- 6.2** The decisions taken after each stage of the process for Tidworth Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews indicative residual requirement outstanding for the Tidworth Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 74<sup>(16)</sup> dwellings for Tidworth Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area ('HMA'). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. The rural area around Tidworth contains two designated Large Villages. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Tidworth Community Area Remainder and the site selection process ends after Stage 1.

---

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

16 **Figure as per the 2016 HLSS, which is used to inform the Plan**

## 7. Conclusions

### Tidworth and Ludgershall

7.1 There is an indicative residual housing requirement of 74 dwellings at Tidworth and Ludgershall. *Table 7.1* below shows the preferred site that has been identified for allocation.

Table 7.1 Preferred site identified for allocation at Tidworth and Ludgershall

SHELAA ref	Site name	Capacity
<b>Ludgershall</b>		
Site 553	Land at Empress Way	270
<b>TOTAL:</b>		<b>270</b>

### Tidworth Community Area Remainder

7.2 A main purpose of the Plan is to ensure a surety of housing land supply and whilst there is an indicative residual requirement of 74 dwellings for Tidworth Community Area Remainder to be delivered during the Plan period, this objective is already met for the East Wiltshire HMA. As such Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. Local needs can be addressed through neighbourhood planning where local communities to develop their own vision for the future of their area.

7.3 In addition, Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.

7.4 As a result, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Tidworth Community Area Remainder and the site selection process ends after Stage 1.

### Settlement Boundary Review

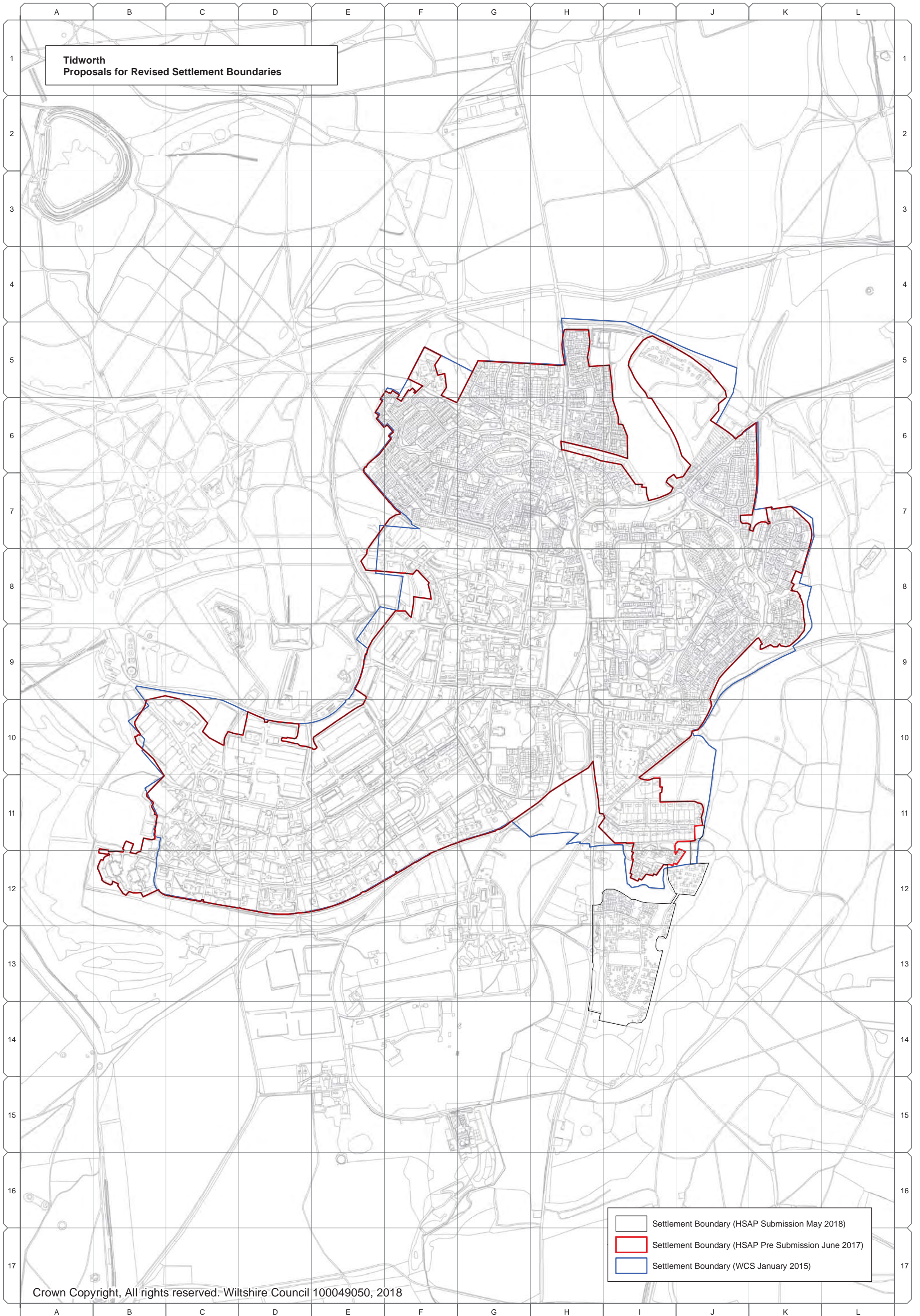
7.5 The Plan has reviewed the settlement boundaries of the following settlements within the Tidworth Community Area:

- Tidworth
- Ludgershall
- Collingbourne Ducis, and
- Netheravon

7.6 No settlements in the Tidworth Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

# Appendix A: Proposals for revised settlement boundaries

**Tidworth  
Proposals for Revised Settlement Boundaries**



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

## Tidworth

**A.1** The preceding map of Tidworth illustrates both the existing settlement boundary (*“WCS January 2015”*), and the proposed revised *pre-submission* settlement boundary (*“HSAP Pre Submission June 2017”*) and **proposed changes following consultation** (*“HSAP Submission May 2017”*). Table A.1 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(17)</sup>. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Tidworth Settlement Boundary

Map Grid Reference (18)	Proposed Amendment
I12	Amend boundary to follow defined physical features – curtilages of properties.
H11	Amend boundary to exclude area of recreational and amenity space on the edge of the settlement that is more closely related to the open countryside.
B12	Amend boundary to include area of built development physically related to the settlement.
C10	Amend boundary to exclude amenity space on the edge of settlement that is more closely related to the countryside.
D10, E10	Amend boundary to follow defined physical feature.
E9, F8	Amend boundary to follow defined physical feature and to exclude area more closely related to the countryside.
E8, F7	Amend boundary to include area of built development physically related to the settlement.
F5	Amend boundary to exclude area of land more closely related to the countryside.
F5, G5	Amend boundary to exclude area of land more closely related to the open countryside.
H5, H6, I6, I7, J6	Amend boundary to exclude area of land more closely related to the open countryside.
K7	Amend boundary to exclude area of land more closely related to the countryside.
K7 (E)	Amend boundary to follow curtilages of properties.
K8, K9	Amend boundary to exclude area more closely related to the open countryside to follow curtilages of properties.
K9, J9	Amend boundary to exclude area more closely related to the open countryside to follow curtilages of properties.

17 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

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

J10, I10, I11, J11	Amend boundary to exclude area more closely related to the open countryside.
--------------------	--

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

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

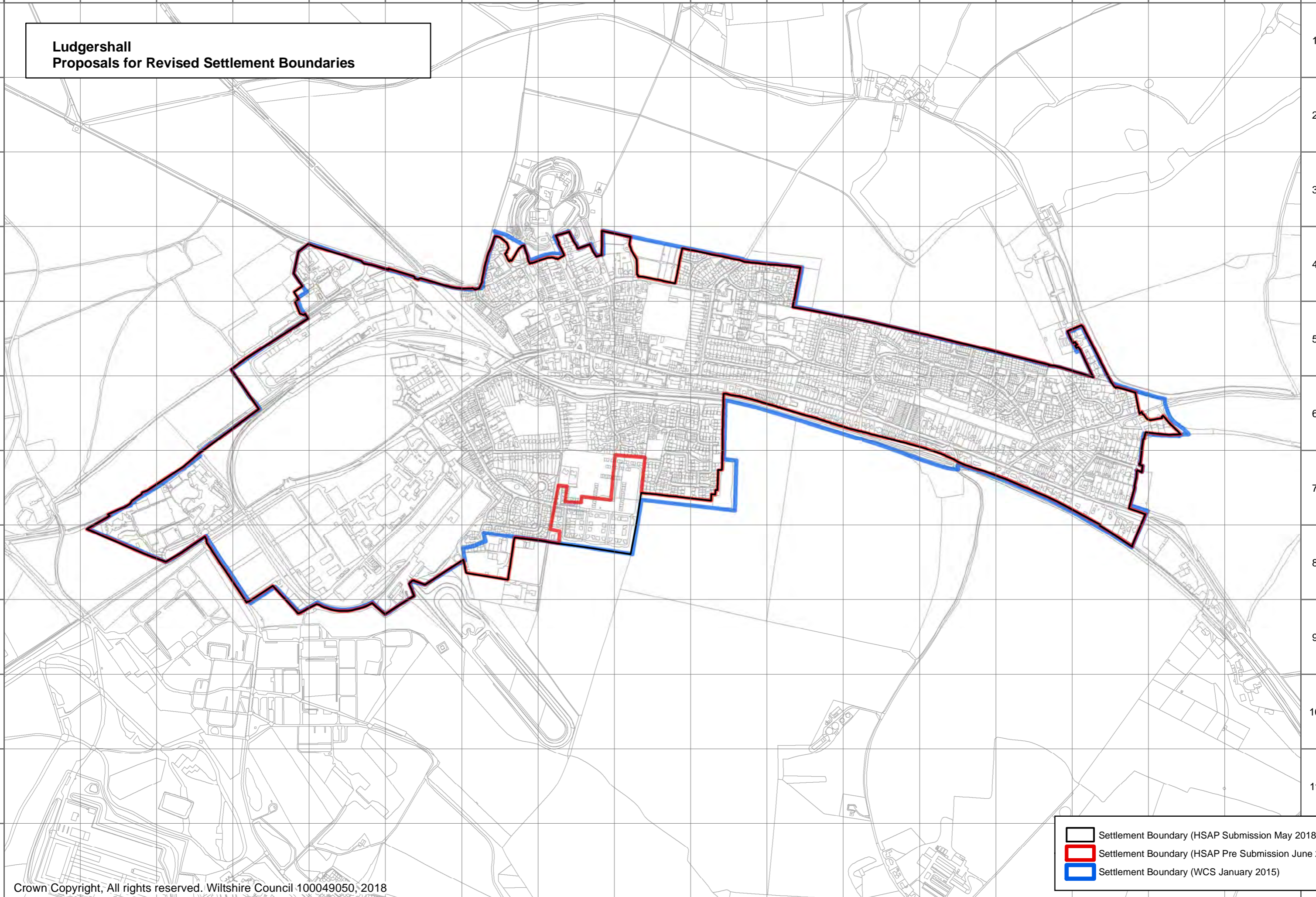
<b><u>Map Grid Reference</u></b>	<b><u>Proposed Change</u></b>
<b><u>J11</u></b>	<b><u>Amend pre-submission settlement boundary to include new dwellings on land off Church Lane. This is built residential development that is physically related to the settlement.</u></b>
<b><u>H12, I12, J12, H13, I13, H14 and I14</u></b>	<b><u>Amend pre-submission settlement boundary to include new dwellings on 'Area 19', land adjacent to Deans Close. This is built residential development that is physically related to the settlement.</u></b>




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

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

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

**Ludgershall  
Proposals for Revised Settlement Boundaries**



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

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



## Ludgershall

**A.2** The preceding map of Ludgershall illustrates both the existing settlement boundary (*“WCS January 2015”*), and the proposed revised *pre-submission* settlement boundary (*“HSAP Pre Submission June 2017”*) and *proposed changes following consultation* (*“HSAP Submission May 2017”*). Table A.2 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(19)</sup>. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Ludgershall Settlement Boundary

Map Grid Reference <sup>(20)</sup>	Proposed Amendment
G4, H4	Amend boundary to follow but not include clearly defined physical features - the road and to exclude area more closely related to the countryside.
I4	Amend the boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G8	Amend the boundary to include residential development that is physically related to the settlement.
J6, K6, L6, M7	Amend the boundary to follow but not include clearly defined physical features – the railway line.
P6, O6	Amend boundary to remove area more closely related to the countryside.
J7, I7, H7	Amend boundary to remove area more closely related to the countryside.

**A.2.1** *Table A.2.1 below explains the additional changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.*

Table A.2.1 Proposed changes to the pre-submission Ludgershall Settlement Boundary

<b><i>Map Grid Reference</i></b>	<b><i>Proposed Change</i></b>
<b><i>H7, I7, H8, I8</i></b>	<b><i>Amend pre-submission settlement boundary to include new dwellings on land at Granby Gardens. This is built residential developments that is physically related to the settlement.</i></b>

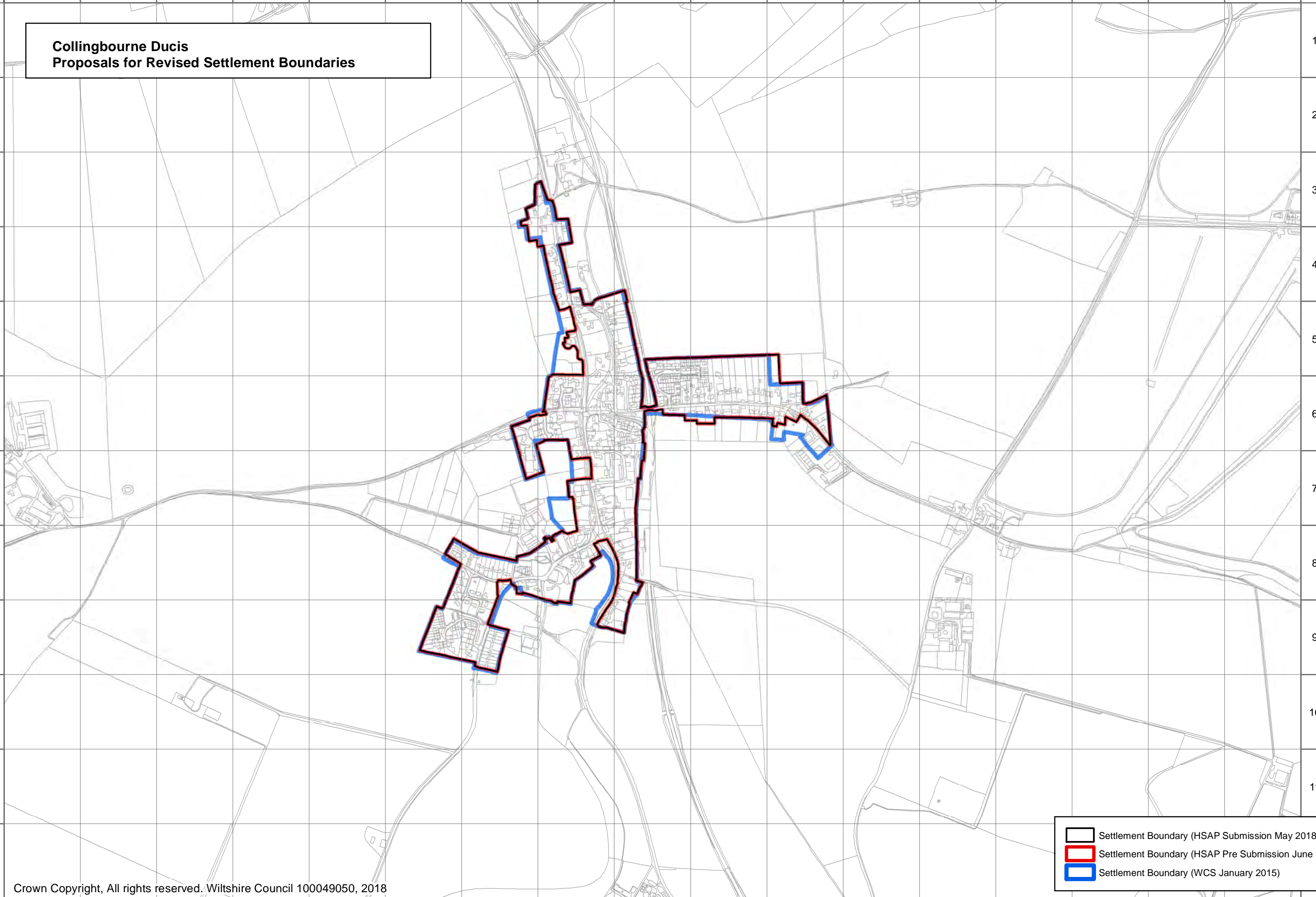
19 Wiltshire Council (June 2017- **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.




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

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

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

**Collingbourne Ducis  
Proposals for Revised Settlement Boundaries**



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

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

## Collingbourne Ducis

**A.3** The preceding map of Collingbourne Ducis illustrates both the existing settlement boundary (**“WCS January 2015”**), and the proposed revised **pre-submission** settlement boundary (**“HSAP Pre Submission June 2017”**) and **proposed changes following consultation** (**“HSAP Submission May 2017”**). Table A.3 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(21)</sup>. The grid reference numbers are those used on the map overleaf.

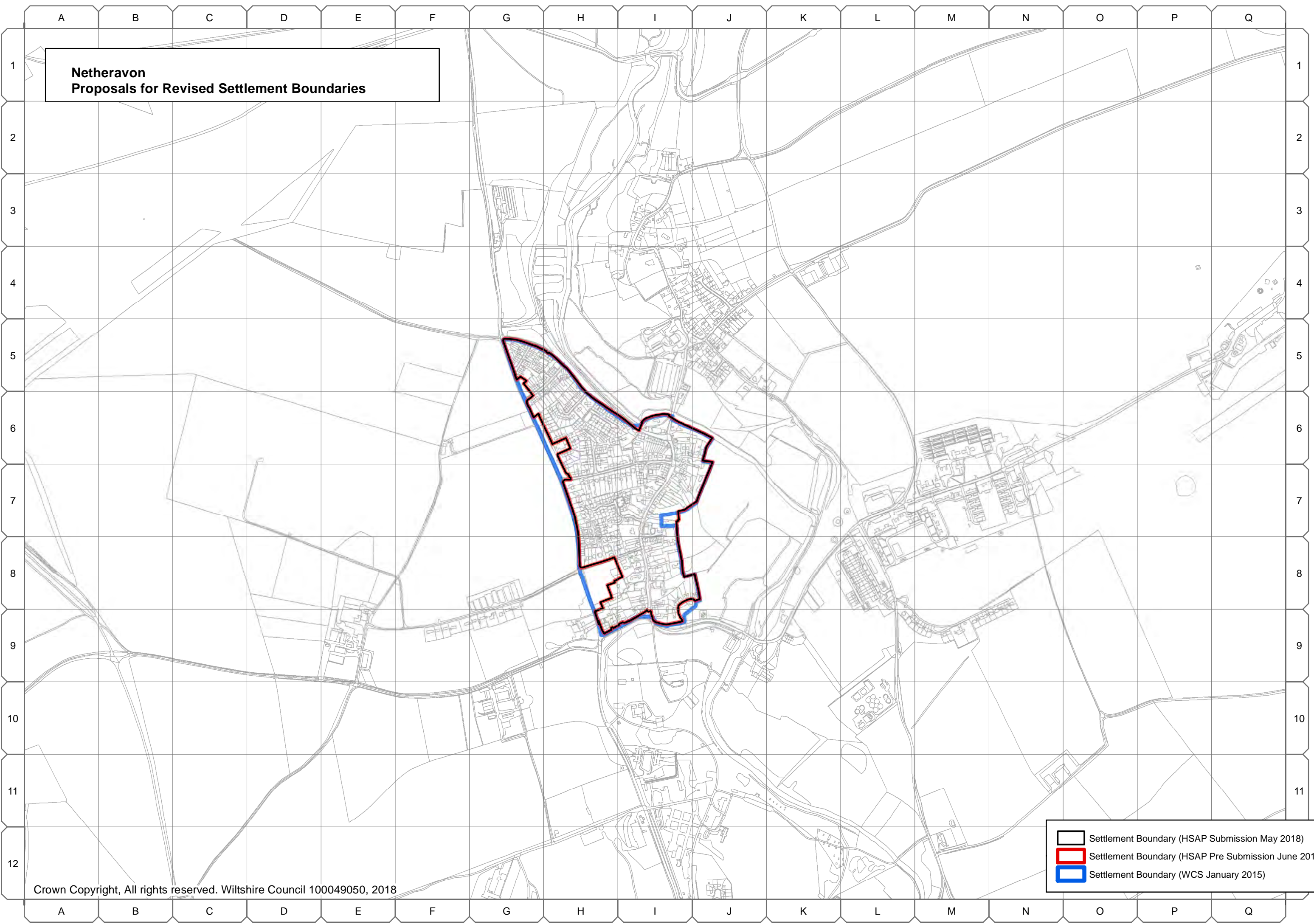
**Table A.3 Proposed Amendments to Collingbourne Ducis**




<b>Map Grid Reference<sup>(22)</sup></b>	<b>Proposed Amendment</b>
K6, K5	Amend boundary to include built residential development and curtilages of property that is physically related to the settlement.
K6, K7	Amend boundary to exclude employment development at the edge of the large village.
K6 (SW)	Amend boundary to remove area more closely related to the countryside.
I6, J6	Amend boundary to include built residential development that is physically related to the settlement and the curtilage of a properties that relate more to the built environment.
H8, H9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, G9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7, H8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G6, H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G4	Amend boundary to include the curtilage of a property that relates more to the built environment.

21 Wiltshire Council (June 2017- **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

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

**Netheravon  
Proposals for Revised Settlement Boundaries**



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

## Netheravon

**A.4** The preceding map of Netheravon illustrates both the existing settlement boundary (*“WCS January 2015”*), and the proposed revised *pre-submission* settlement boundary (*“HSAP Pre Submission June 2017”*) and *proposed changes following consultation* (*“HSAP Submission May 2017”*). Table A.4 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(23)</sup>. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Netheravon

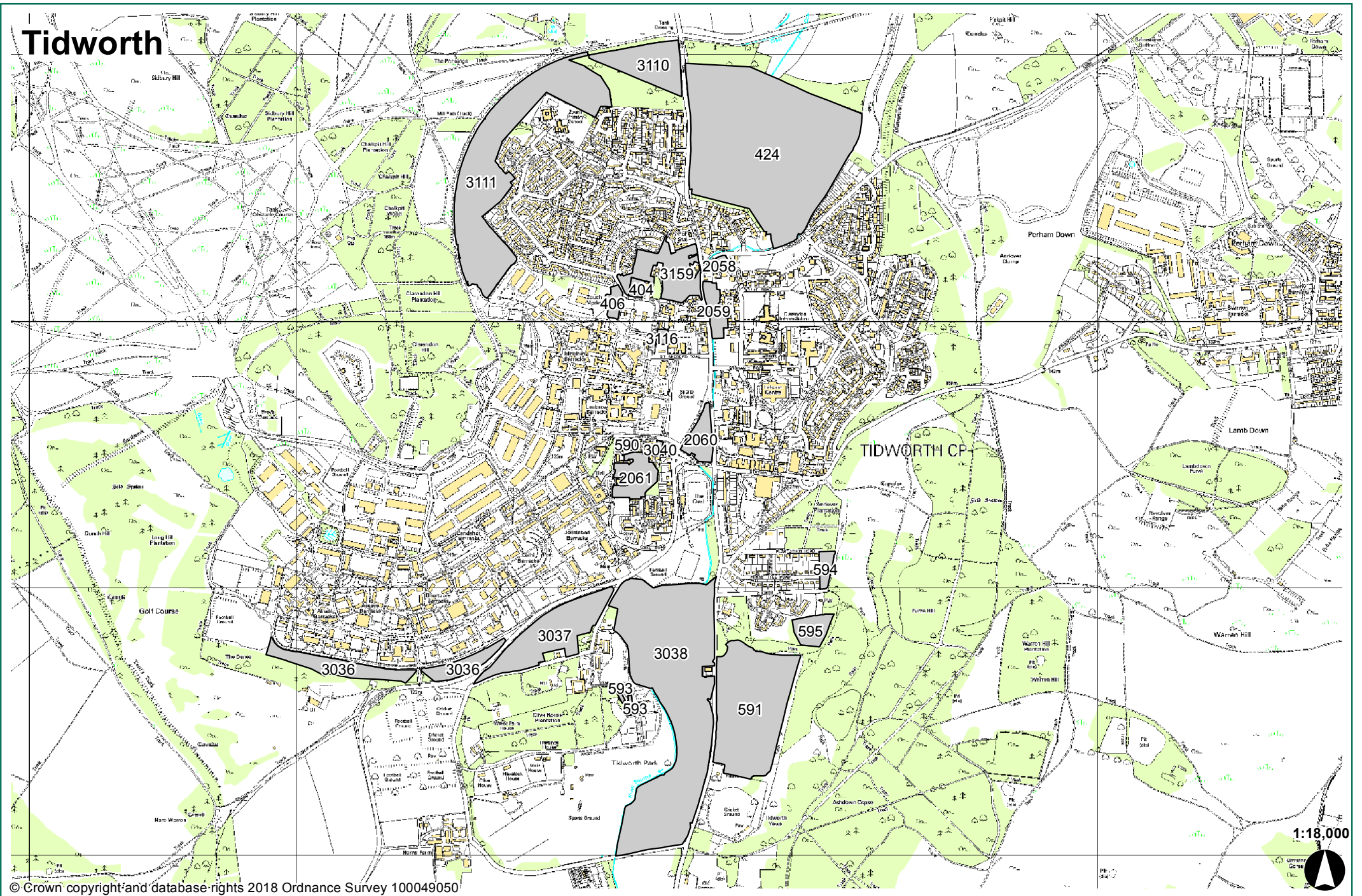
Map Grid Reference <sup>(24)</sup>	Proposed Amendment
H8	Amend the boundary to exclude recreational or amenity space (i.e. school playing fields) that relates more to the open countryside.
I9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I8, I9, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7	Amend the boundary to include the curtilage of the property that relates more to the built form of the settlement.
H7, H6, G6, G5	Amend boundary to follow curtilages of properties on the settlement side of the road.

23 Wiltshire Council (June 2017- *May 2018*). *Topic Paper 1: Settlement Boundary Review Methodology*.

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

# Appendix B: SHLAA sites considered during the site selection process

# Tidworth

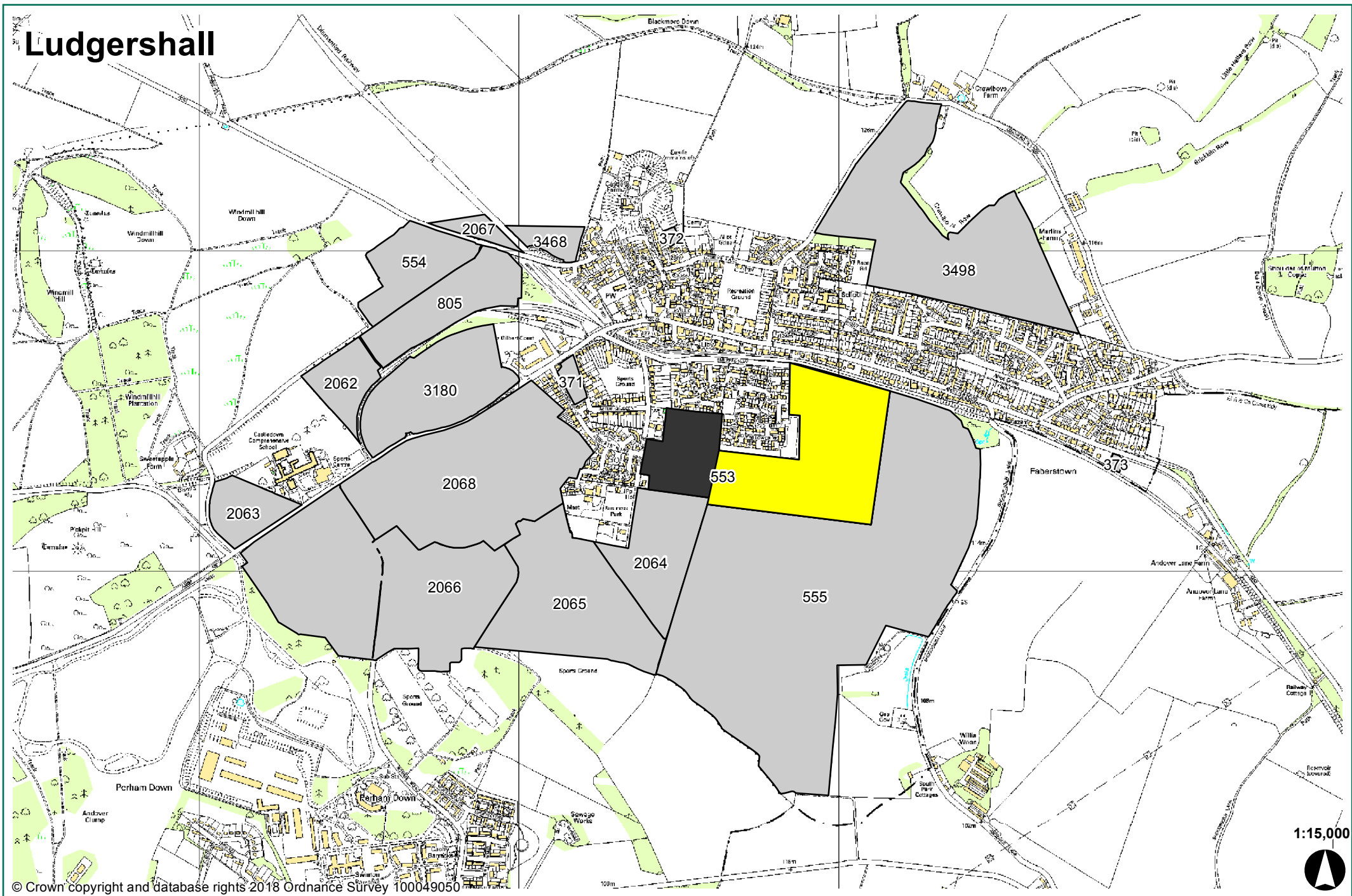


© Crown copyright and database rights 2018 Ordnance Survey 100049050

1:18,000

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

# Ludgershall



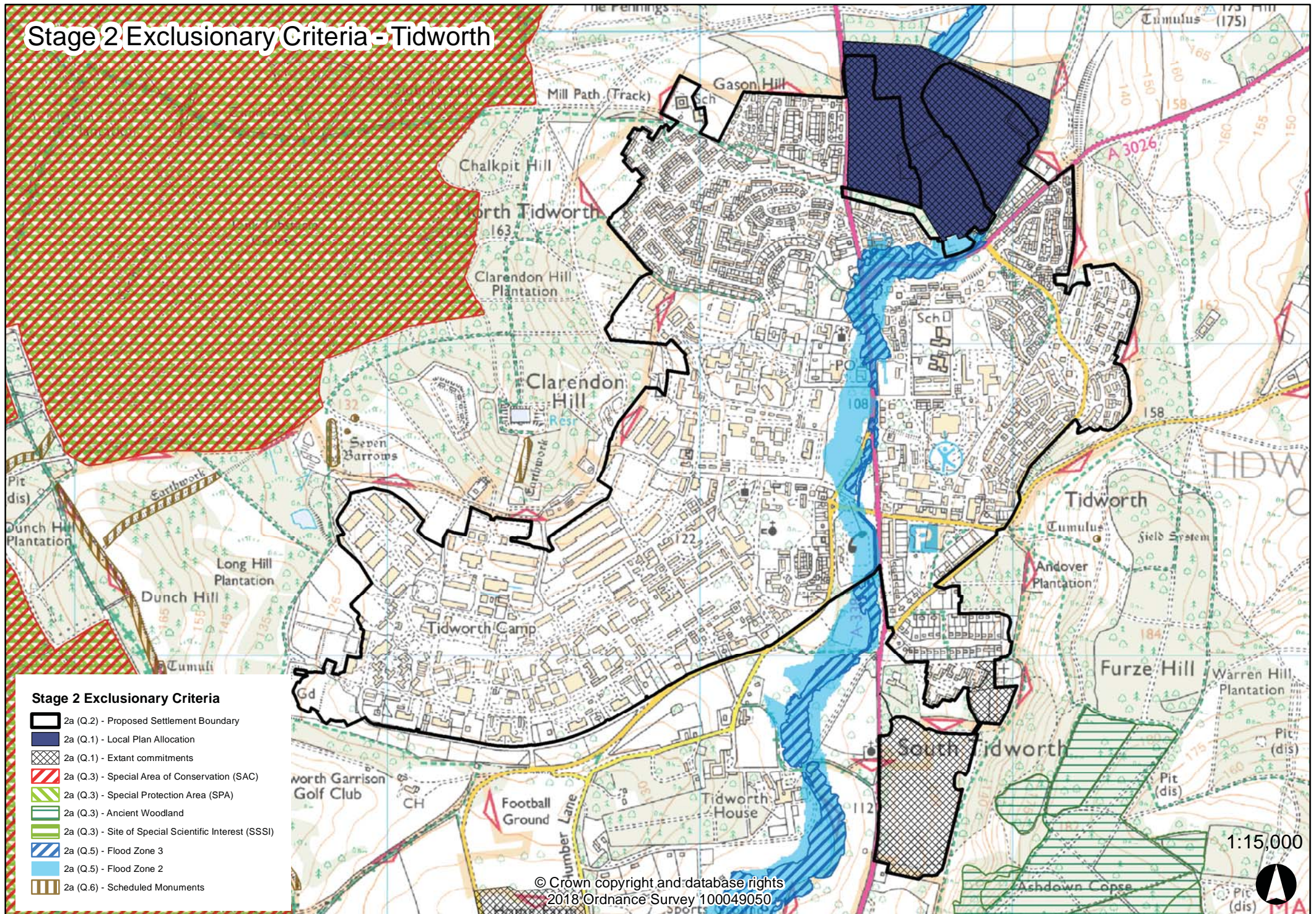
© Crown copyright and database rights 2018 Ordnance Survey 100049050

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

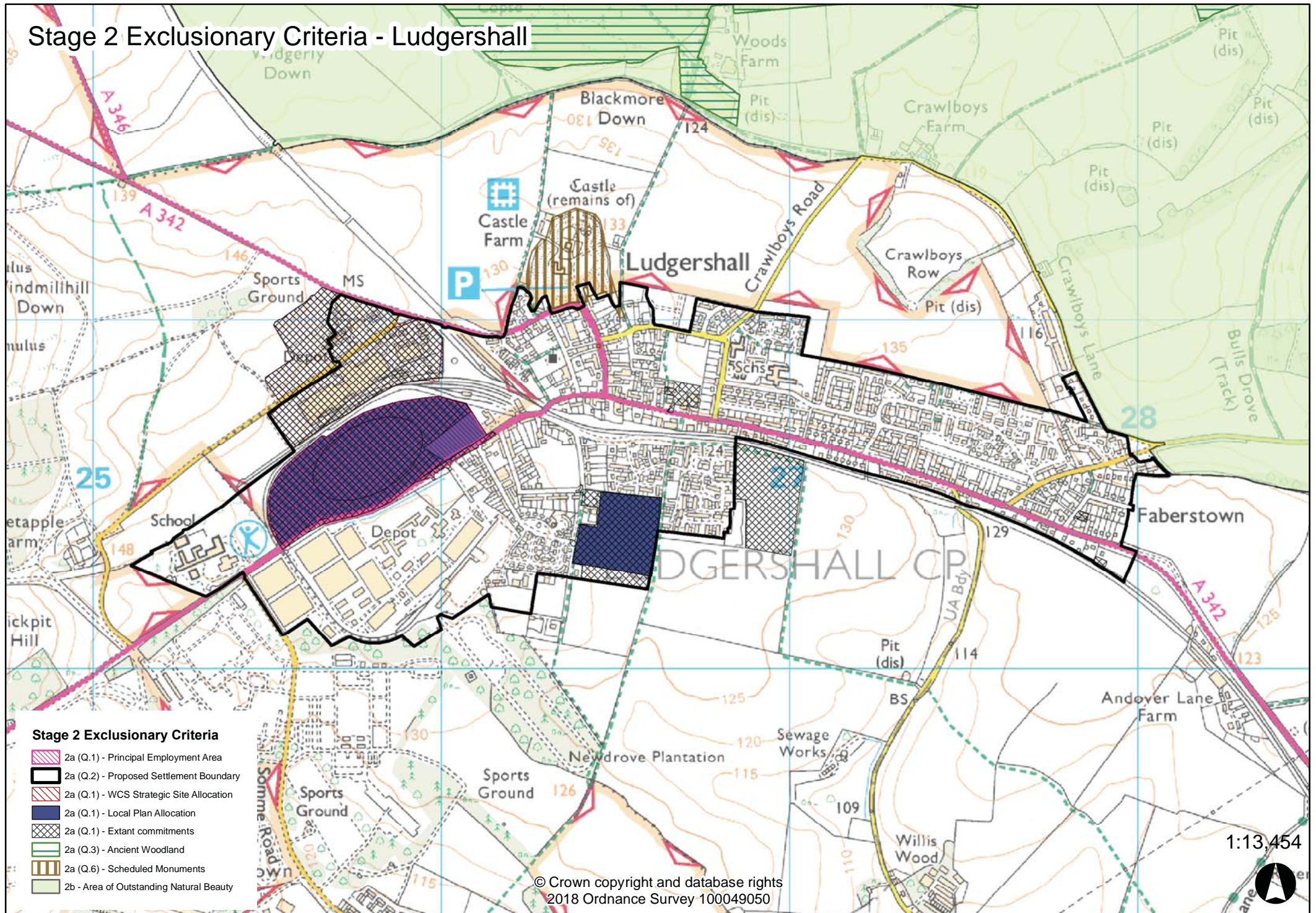


# Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

# Stage 2 Exclusionary Criteria - Tidworth



# Stage 2 Exclusionary Criteria - Ludgershall



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

**Table D.1 Stage 2a colour grading**

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

**Table D.2 Stage 2a exclusionary questions**

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary <sup>(25)</sup> ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

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

Table D.3 Stage 2a assessment for Tidworth and Ludgershall

Area of search: Tidworth and Ludgershall													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria <sup>(26)</sup>						Remaining developable site capacity	Land available? Y/N <sup>(27)</sup>	Land developable? Y/N <sup>(28)</sup>	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
<b>Tidworth</b>													
404	North of Moulton Bungalow, Ordnance House	9	N	Y							Within settlement boundary	Remove	
406	Zouch Market	15	N	Y							Within settlement boundary.	Remove	
424	North East Quadrant	449	P	P	N	N	P	N	U	N	Much of the site has planning permission. Of the part of the site without planning permission, some is within Flood Zones 2 & 3. The remainder has capacity for 14 dwellings, however it is a narrow strip	Remove	

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

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

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

Area of search: Tidworth and Ludgershall											
										of land and it is unclear how it would be accessed. Availability of the site is uncertain.	
590	Old Fire Station	7								Remove	Remove
591	Area 19 - land to the South of Park Road	180							5	U	Remove
593	Tedworth House, Stables Road	9									Remove
594	Land off Plantation road	15									Remove
595	Land south of Church Lane	32									Remove
2058	Tidworth 2	10									Remove

Area of search: Tidworth and Ludgershall												
2059	Tidworth 3	27	P	Y								Remove
2060	Tidworth 5	35	N	Y								Remove
2061	Tidworth 6b	47	N	Y								Remove
3036	Tidworth 8	97	N	N	N	N	N	N	N	97	U	Remove
3037	Tidworth 9	138	N	N	N	N	N	N	N	138	U	Remove
3038	Tidworth 10	380	N	P	N	N	N	Y	N	262	U	Remove
3040	Tidworth 6a	5	P	Y								Remove
3110	MOD NW Tidworth 1	88	N	N	N	N	N	N	N	88	U	Remove



Area of search: Tidworth and Ludgershall														
3111	MOD NW Tidworth 2	236	N	N	N	N	N	N	N	N	236	U	Availability of the site unknown.	Remove
3116	The former Rectory site	6	N	Y									Within settlement boundary.	Remove
3159	Land at Pennings Road	85	P	Y									Within settlement boundary.	Remove
<b>Ludgershall</b>														
3180	Castledown	163	Y										The site comprises a Principal Employment Area.	Remove
371	Simonds Road	18	P	Y									Within settlement boundary.	Remove
372	R/O 14 - 22 Castle Street	5	N	Y									Within settlement boundary.	Remove
373	Pumping Station, Andover Road	5	N	Y									Within settlement boundary.	Remove
553	Land at Empress Way	329	P	N	N	N	N	N	N	N	179	Y	Exclusionary criteria not met.	Take forward

**Area of search: Tidworth and Ludgershall**

554	North Site, Former MSA Depot	138	Y															Site permitted/ completed. No remaining development capacity.	Remove
555	Land at Empress Way	932	Y															Site isolated from the built edge/beyond railway line.	Remove
805	South site, former MSA depot	171	Y															Site is committed. Within settlement boundary.	Remove
2062	Ludgershall 1	83	N	P	N	N	N	N	N	N	N	N	83	U				Availability of the site unknown.	Remove
2063	Ludgershall 2	84	N	N	N	N	N	N	N	N	N	N	84	U				Availability of the site unknown.	Remove
2064	Ludgershall 3	186	N	N	N	N	N	N	N	N	N	N	186	U				Availability of the site unknown.	Remove
2065	Ludgershall 4	247	N	N	N	N	N	N	N	N	N	N	247	U				Availability of the site unknown.	Remove
2066	Ludgershall 12	433	N	N	N	N	N	N	N	N	N	N	433	U				Availability of the site unknown.	Remove
2067	Ludgershall 14	29	N	N	N	N	N	N	N	N	N	N	29	U				Availability of the site unknown.	Remove
2068	Ludgershall 13	360	N	Y														Within settlement boundary.	Remove

Area of search: Tidworth and Ludgershall												
3468	Site 14 - North of A342	40	N	N	N	N	N	N	N	U	Availability of the site unknown.	Remove
3498	Land east of Crawlboys Road	357	N	N	N	N	N	N	N	Y	Insufficient vehicular access.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Tidworth and Ludgershall

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
<b>Tidworth</b>	404, 406, 424, 590, 591, 593, 594, 595, 2058, 2059, 2060, 2061, 3036, 3037, 3038, 3040, 3110, 3111, 3116, 3159	None
<b>Ludgershall</b>	371, 372, 373, , 554, 555, 805, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 3180, 3468, 3498	553

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

- E.1** The site selection process for Tidworth Community Area Remainder ended after Stage 1. Therefore, there is no Stage 2b assessment of Large Villages within this community area.

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

Table F.1 Generic Assessment Scale<sup>(29)</sup>

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

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

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5a	Minimise our impacts on climate change through reducing greenhouse gas emission
5b	Minimise our impacts on climate change through reducing our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce



Table F.3 Stage 3 scoring summary chart for Tidworth and Ludgershall

Area of search: Tidworth and Ludgershall														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
<b>Ludgershall</b>																	
553	Land at Empress Way	c.179	--	-	--	-	-	-	-	-	++	-	-	-	+	+	Yes

Table F.4

<p><b>Sustainability Appraisal - Summary of Assessment</b></p> <p><b>Site 553 - Land at Empress Way</b></p>
<p><b>Site Overview</b></p> <p>This site option is located on the southern edge of Ludgershall. With an area of 14.89ha the site has a potential capacity of approximately 188 dwellings, outside the parts of the site which already have planning permission; however, mitigation might reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified in relation to this site.</p> <p>The assessment has identified two moderate adverse effects. The site comprises an area of greenfield land and a former garden centre site with boundary hedgerows. Protected species may be present and therefore ecological assessment would be required. HRA screening has identified that development could contribute towards impacts on the Salisbury Plain SPA and the River Avon SAC therefore appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity; infrastructure capacity has been identified as a potential issue which may require reinforcement and would need to be investigated. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and potential impacts of increased water abstraction will need to be considered further through appropriate assessment (SA Obj. 3).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA, there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). While the site is located in the Flood Zone 1, a Flood Risk Assessment would be required due to its size. The feasibility of using SuDS should also be investigated (SA Obj. 5b). The site is located approximately 200m from the boundary of the Ludgershall Conservation Area and within 500m of several Scheduled Monuments, however is separated from these features by existing development therefore it is unlikely that development on this site would have a negative impact on these heritage assets. The archaeological potential of the site is 'low/medium' however as a precautionary measure, an archaeological assessment would be required (SA Obj. 6).</p> <p>Minor adverse effects are also identified as development of the site for housing may have an urbanising effect on this part of Ludgershall and there may be some effects on the local public rights of way network. However, the site is sufficiently large to allow for appropriate mitigation measures designed to bolster greenspace/habitat connectivity and screen views into the site and to retain / enhance the public rights of way (SA Obj. 7). There is limited capacity at existing primary schools, which would limit the number of additional new homes to be allocated to approximately 150 houses. An additional school would be required to cover the capacity requirements if significant further development was proposed. Secondary school provision would also need to be increased (SA Obj. 9). Overall the development of the site will generate additional traffic and will result in the</p>

## Sustainability Appraisal - Summary of Assessment

### Site 553 - Land at Empress Way

need to use private cars to reach services in other towns nearby. There is also a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated(SA Obj. 10).

The assessment has also identified two minor and one moderate beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects have been identified as development of the site for housing could contribute to the local economy through use of local shops and services and directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

This is the only site assessed in Tidworth and Ludgershall Market Town at Stage 3. Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

## Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

The following conclusions and recommendations are reached:

### **More sustainable options for development:**

- Site 553 – Land at Empress Way.

### **Less sustainable options for development:**

- There are no less sustainable sites in this area of search.

### **Sites which should not be considered further:**

- There are not sites which should not be considered further in this area of search.

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

### Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations. Only one site has been considered which was assessed as being a 'more sustainable' site (site option) at Ludgershall<sup>(30)</sup> resulting from the assessment in Stage 3. This site is assessed in more detail for suitability and fit with the area strategy (steps 1-4) to consider whether it should be selected as a preferred site (step 5).
- G.2** The site option considered at Stage 4a is as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity <sup>(31)</sup>
553	Land at Empress Way, Ludgershall	21.9	179
<b>TOTALS</b>			<b>179</b>

30 Stage 2a removed all sites at Tidworth from further consideration in the site selection process

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

**G.3** The discussion that follows focuses upon place/site specific constraints for Ludgershall and Tidworth that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessments will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

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

Generic considerations/ constraints	Requirements to be addressed
<p>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>A mitigation strategy for Salisbury Plain (SPA/SAC) has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Market Lavington.</p>
<p>The HRA screening assessment identified that development at Ludgershall could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Advice in terms of addressing such matters is set out in the Council's River Avon SAC Conservation Strategy and via Natural England <sup>(32)</sup>.</p>	<p>The HRA screening assessment identified that development at the settlement level could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. Any subsequent development proposals would need to be supported by a comprehensive ecological and drainage surveys. The findings from such work would need to inform development proposals and mitigation measures. Guidance should also be sought from Natural England in preparing any subsequent planning application.</p>
<p>Wellington Academy is currently being expanded to cater for the pupils that will soon begin moving into the secondary phase. A further phase of expansion will be required to meet the demands of army rebasing and more housing.</p>	<p>Appropriate contributions may be sought in order to expand local secondary provision.</p>

32 An Addendum to the HRA has been prepared to support the Submission draft Plan. The Council is working constructively with Natural England, the Environment Agency, Wessex Water and neighbouring authorities on a solution to deliver 'phosphate neutral development' within the catchment of the River Avon SAC

SHELAA ref	Site Name
Site 553	Land at Empress Way, Ludgershall

Figure G.1 Site 553 - Land at Empress Way, Ludgershall

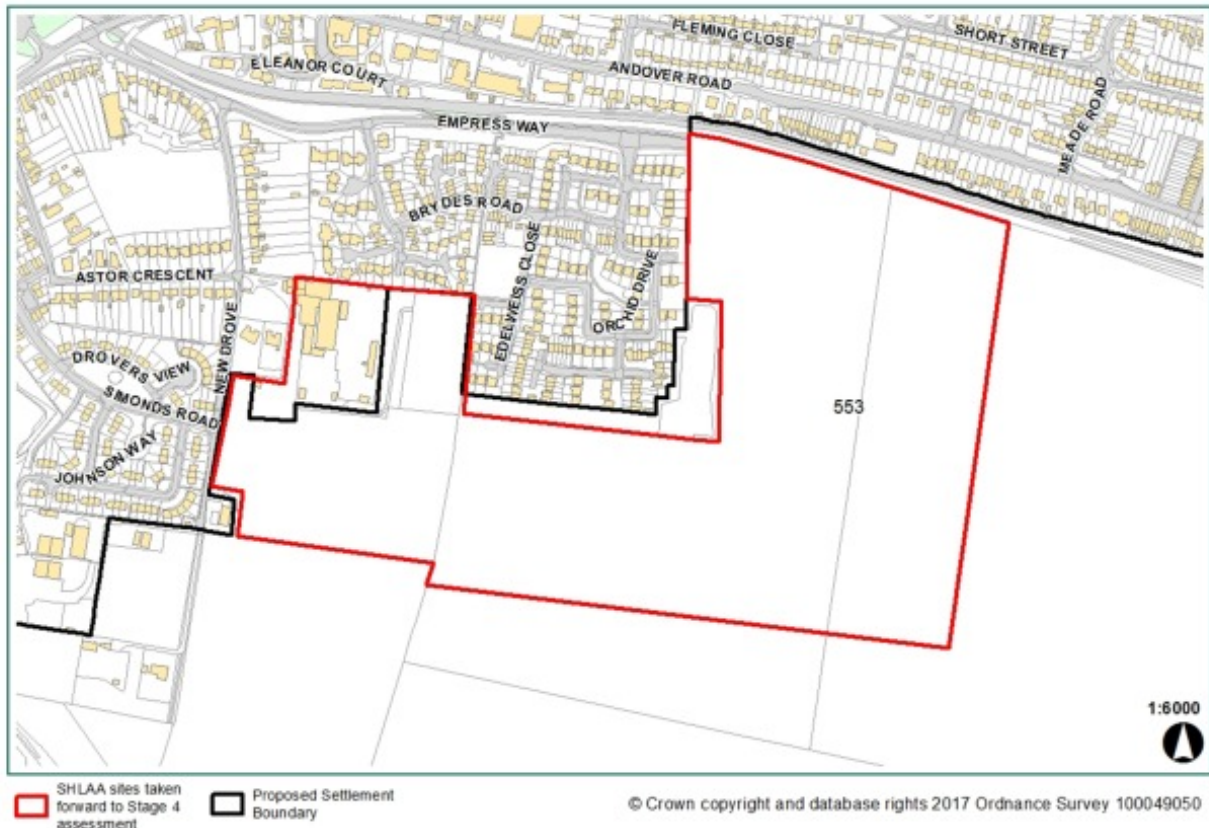


Table G.3 Site 553 - Land at Empress Way, Ludgershall

SHELAA ref	Site Name
553	Land at Empress Way, Ludgershall
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>The southern and eastern edges of the site are open to the wider countryside beyond. To provide appropriate mitigation, development proposals would need to incorporate landscape-scale planting along these important boundaries to avoid a hard urban edge being formed to the south and east, particularly on the south east corner of the site. In addition, open space would need to be provided along the prominent ridge line. This will reduce the dwellings capacity of the site</li> </ul> <p><b>BIODIVERSITY</b></p>

SHELAA ref	Site Name
553	<b>Land at Empress Way, Ludgershall</b>
	<ul style="list-style-type: none"> <li>• Existing mature hedgerows (UK Biodiversity Action Plan Priority Habitat) and trees along site boundaries would need to be protected and retained as a wildlife corridor. Where practicable, additional planting with native species would need to be secured through any subsequent development proposal in order to increase habitat connectivity and biodiversity.</li> </ul> <p><b>WATER RESOURCES</b></p> <ul style="list-style-type: none"> <li>• Development of this site could be achieved through appropriate mitigation to ensure protection of water resources. Infrastructure capacity has been identified as a potential issue which may require reinforcement should the site be allocated. In relation to sewerage infrastructure, additional capacity may also be required but this would not be an overriding reason not to take the site forward.</li> <li>• Because of the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be significant moderate adverse against this objective.</li> </ul> <p><b>HERITAGE</b></p> <ul style="list-style-type: none"> <li>• Bearing in mind the size of the site and recorded archaeology in the local area, there would be a need to undertake a further archaeological assessment as part of any future planning application. Where necessary, development proposals would need to be informed by the findings of such assessment work.</li> </ul> <p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>• Current forecasts regarding primary education capacity suggest that there is likely to be space in existing schools for a maximum of 50 additional pupils (approximately 150 dwellings) over and above what is already planned for. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number.</li> </ul>
<b>Accessibility</b>	<p>The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities. There is also opportunity to establish connections with existing public rights of way (PRoW) networks.</p> <p>Vehicular and pedestrian access to the site could be taken from Empress Way and New Drove via the Granby Gardens site. A detailed layout should also involve a link road connecting these two points in order to provide a safer, dual access to all new homes.</p>

SHELAA ref	Site Name
553	<b>Land at Empress Way, Ludgershall</b>
	<p>Memorial Junction in the town would need to be appropriately addressed through a transport assessment led approach towards the delivery of an appropriate mitigation strategy so as to ensure there is no increased risk of congestion. To a lesser extent there <b>are</b> concerns regarding the capacity of the signals on the railway bridge; <b>which</b> may also need to be investigated and addressed where appropriate.</p>
<b>Overall suitability</b>	<p>The site includes two areas of land that have planning permission for housing development. These are land at Granby Gardens (14/06522/FUL) which is already under construction, and land at Empress Way (E/2013/0234/OUT) which has outline planning permission.</p> <p>An allocation would need to exclude land at Granby Gardens which is already under construction. The part of the site with outline planning permission would need to be incorporated to deliver a single comprehensive development scheme in order to achieve a primary access point from Empress Way.</p> <p>Based on the landscape and biodiversity issues and mitigation identified, the site could be brought forward as an allocation.</p> <p>There is current and planned capacity at local primary schools sufficient to accommodate development. However, it is likely that development of this site would take up all remaining capacity and the result would also be quite a substantial area of recent and planned development without a local primary school in the immediate vicinity. It would therefore be prudent to retain 1.8 ha of land within an allocation and reserve it for a possible further new primary school. This could be held on a 10 year option from date of commencement of development. In the event that the site is not required for a new primary school then it can be returned to the developer.</p> <p>Taking into account the number of dwellings that are already approved under application E/2013/0234/OUT, the site could be developed for approximately 270 dwellings. This represents approximately 160 dwellings in addition to development already granted by this consent.</p>
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>The Wiltshire Core Strategy (WCS) - Tidworth Community Area Strategy sets out a number of issues and considerations of specific relevance to the towns of Tidworth and Ludgershall. Developer contributions from future housing growth from a site of this scale should help to deliver infrastructure necessary in the towns of Tidworth and Ludgershall.</p> <p>Up to 270 dwellings on this site would exceed the indicative requirement for housing growth for Tidworth and Ludgershall, as set out in the WCS. There is an indicative remaining housing requirement of 74 homes in Tidworth and Ludgershall, which already accounts for the 109 dwellings approved under E/2013/0234/OUT<sup>(33)</sup>. The</p>

33 (nNet addition of 161 dwellings). Wiltshire Council (June 2017 **May 2018**). Topic Paper 3 Housing Land Supply



<b>SHELAA ref</b>	<b>Site Name</b>
<b>553</b>	<b>Land at Empress Way, Ludgershall</b>
	level of development on this site is positive in terms of meeting the indicative growth targets for Tidworth and Ludgershall towns and does not represent an excess on a scale that would undermine the spatial strategy and the indicative residual requirement in the wider community area.
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	N/A
<b>Step 4</b>	
<b>Summary</b>	<p>If comprehensively planned, this site would provide significant benefits that would improve local vehicle access by a link road and provide the opportunity for a new primary school to serve the neighbourhood. It would deliver in excess of the indicative requirement for the settlement, but this would not undermine the spatial strategy.<sup>(34)</sup> All of the potential adverse effects of developing the site are considered able to be reduced through straightforward relatively straightforward mitigation measures.</p> <p>The site is in a very accessible and sustainable location served by existing highways infrastructure, and within proximity to the services and facilities that available in Ludgershall town centre. The site is capable of providing a significant number of affordable dwellings in line with WCS requirements and provide land for a primary school. Development could help to address local infrastructure capacity issues.</p> <p>Overall sustainability benefits are considered to be good because minor adverse effects are clearly outweighed by positive benefits. There is good scope for affordable housing and the possibility to provide local infrastructure on site.</p>

## Conclusion - selection of preferred sites

Table G.4 Conclusion - selection of preferred sites

Step 5					
<b>Fit with spatial strategy</b>	<p>The residual requirement for housing in the area of search (Tidworth and Ludgershall Towns) is 74 dwellings. There is one site at the market town of Ludgershall which is available, suitable and deliverable.</p> <ul style="list-style-type: none"> <li>• Site 553 – Land at Empress Way, Ludgershall</li> </ul> <p>This site would accommodate approximately an additional 160 dwellings that would be in excess of the indicative requirement. (Plan allocation should exclude land at Granby Gardens which is subject to full planning permission and under construction. The allocation area should however include the land adjoining Empress Way which is subject to outline planning permission for 109 dwellings.) The level of development on this site is positive in terms of meeting the indicative growth targets for Tidworth and Ludgershall towns and does not represent an excess on a scale that would undermine the spatial strategy.</p>				
<b>Selection of preferred sites</b>	<p>There is only one site being considered within Tidworth and Ludgershall. The allocation of this site would align with the Area Strategy.</p> <p>The site is well located and capable of providing a significant number of affordable dwellings. Development could help to address local infrastructure capacity issues, such as the possibility of a new primary school and provision of a link road.</p> <p>Further assessment would be required for a number of onsite considerations, but overall the evidence indicates that adverse impacts can be mitigated.</p>				
<b>Preferred sites</b>	<p>No available or suitable sites have been identified at Tidworth. However, one available, achievable and deliverable site is identified at Ludgershall.</p> <p><b>Table G.5</b></p> <table border="1"> <thead> <tr> <th>Site name</th> <th>Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Land at Empress Way</td> <td>270</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Land at Empress Way	270
Site name	Approximate dwelling capacity				
Land at Empress Way	270				

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

For further information please visit the following website:

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

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