



Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Tisbury

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.

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

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

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

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

■	Main sections	
1	Introduction	3
2	Tisbury Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Tisbury	12
6	Outcome of the Tisbury Community Area Remainder site selection process	13
7	Conclusions	17
■	Appendices	
A	Proposals for revised settlement boundaries	18
B	SHLAA sites considered during the site selection process	28
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	36
E	Assessment criteria and output from Stage 2b of the site selection process	43
F	Assessment criteria and output from Stage 3 of the site selection process	52

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 Tisbury 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⁽¹⁾.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

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

Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Tisbury 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 Tisbury Community Area Topic Paper

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

			Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.
7	Conclusions	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. Tisbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Tisbury Community Area. Core Policies 1 (Settlement Strategy) and 27 (Tisbury Area Strategy) set out:

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

2.2 Core Policy 27 requires approximately 420 new homes to be provided in the Tisbury Community Area, of which about 200 homes should occur at the Local Service Centre Tisbury and approximately 220 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 Tisbury 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 Tisbury Community Area.

Table 2.1 Settlement Strategy in the Tisbury Community Area

Local Service Centres	Tisbury
Large Villages	Fovant, Hindon and Ludwell
Small Villages	Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal.

Issues and considerations

2.4 Core Policy 27 and the supporting text (paragraph 5.146) of the WCS identify specific issues to be addressed in planning for the Tisbury Community Area, including:

- the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB
- all development within the community area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance⁽²⁾

2 Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire (Issue 3.0, September 2015)

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

- extension of primary schools to provide additional places
- expansion of Shaftesbury Secondary School to provide additional places for pupils from Tisbury
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity

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

Table 2.2 Estimated housing requirements for Tisbury Community Area.⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tisbury	200	170	5	25
Tisbury CA Remainder	220	60	11	149
Tisbury CA	420	230	16	174

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

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

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply - Table 4.2.

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

Table 2.3 Housing requirements for the Tisbury Community Area.⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tisbury	200	169	9	22
Tisbury CA Remainder	220	62	16	142
Tisbury CA	420	231	24	165

Neighbourhood planning

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

2.12 Tisbury Community Area has two neighbourhood plans in preparation. ~~Table 2.3~~ **Table 2.4** below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

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

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Tisbury and West Tisbury	Area Designation (Jul 2015) Reg 14 Consultation completed (Sept 2017)	Unknown at this stage Residual requirement of 24 but too early to say how this will be met.	Unknown at this stage
Hindon	Area Designation (Nov 2014) Currently preparing for Reg 14	Unknown at this stage	Unknown at this stage

5 Wiltshire Council (2018). Topic Paper 3 - Housing Land Supply - Addendum

6 Wiltshire Council. (2017) **(2018)**. 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 Tisbury Community Area:

- Tisbury
- Fovant
- Hindon, and
- Ludwell

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*⁽⁷⁾.

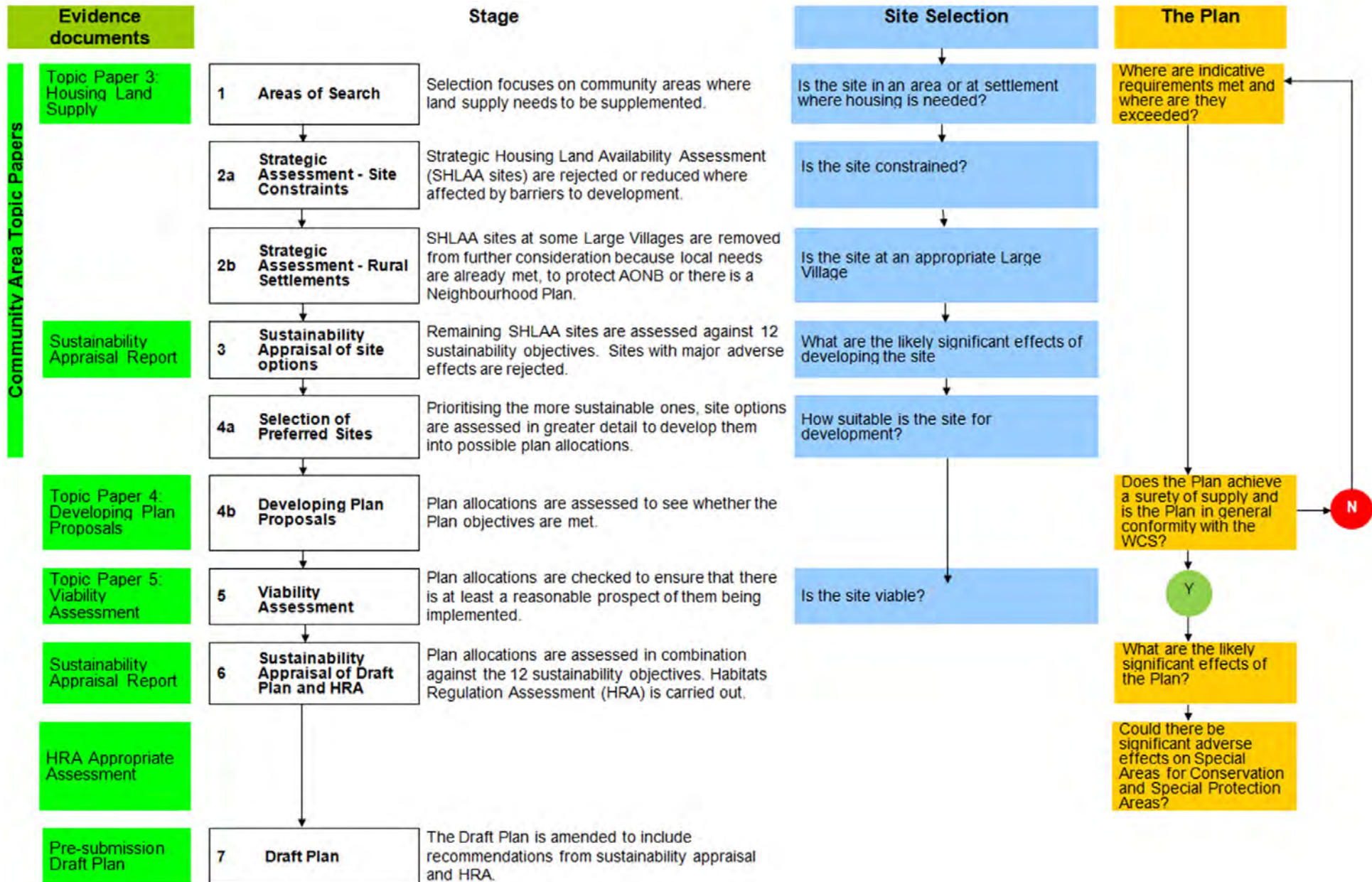
3.3 No settlements in the Tisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through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

7 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](#)⁽⁸⁾. **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.***

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



5. Outcome of the site selection process for Tisbury

Overview

- 5.1** This section summarises the outcome of the site selection process for the Local Service Centre of Tisbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2** The decisions taken after each stage of the process for Tisbury, 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 Tisbury. 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 an indicative residual requirement of 25 dwellings for Tisbury to be delivered during the Plan period. There is also a significant brownfield site being considered through the neighbourhood planning process that should take priority over greenfield allocations, particularly given the settlement's location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). However, the outstanding requirement is low and could be delivered through windfall development.
- 5.5** Therefore, it is proposed that housing sites will not be identified for allocation within the Local Service Centre of Tisbury and the site selection process ends after Stage 1.

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

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

Overview

- 6.1** This section summarises the outcome of the site selection process for the Tisbury 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*⁽¹⁰⁾.
- 6.2** The decisions taken after each stage of the process for the Tisbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Tisbury 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 149 dwellings for the Tisbury Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Tisbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Tisbury Community Area. Strategic Housing Land Availability Assessment (SHLAA)⁽¹¹⁾ sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further assessment⁽¹²⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

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

Area of search	SHLAA sites in the open countryside or at a Small Village
Tisbury CA Remainder	S101, S201, S1000, S1001, 3030, 3120, 3176, 3227, 3228, 3323 , 3342, 3362, 3446, 3558

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

11 ***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.***

12 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

6.9 **Appendix B** contains maps of the Large Villages in the Tisbury Community Area Remainder, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

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

Table 6.2 Summary of the Stage 2a Assessment in the Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

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

- Fovant
- Hindon, and
- Ludwell

Stage 2b: Identifying requirement for growth in Large Villages

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

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

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Tisbury Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Hindon	<ul style="list-style-type: none"> • Constrained by the AONB • Small primary school and not capable of expansion
Ludwell	<ul style="list-style-type: none"> • Constrained by the AONB • Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Village of Fovant, which have not been removed due to the application of strategic criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

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

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After a high level assessment, the two remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽¹³⁾

6.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Tisbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁴⁾.

6.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The results of the appraisal suggests potential sites are 'more sustainable' or 'less sustainable'. As shown in *Table 6.4*. The Sustainability Appraisal for the Tisbury Community Area Remainder highlighted that both sites should be rejected and that none of the sites were potentially suitable for housing allocations.

Table 6.4 SHLAA sites considered at Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Fovant		
Site 3449	Badges View	Rejected
Site 3450	Land at Pembroke Farm	Rejected

Sites removed after Stage 3

6.19 *Table 6.5* below shows sites removed after Stage 3 together with the main reasons.

Table 6.5 SHLAA sites removed after Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 3
Fovant		
Site 3449	Badges View	<ul style="list-style-type: none"> Major adverse effects identified for these sites in terms of their impacts on the AONB
Site 3450	Land at Pembroke Farm	

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

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

Sites taken forward

- 6.20** No sites were taken forward to the next stage of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder and the site selection process ends after Stage 3.
- 6.21** **Appendix B** highlights SHLAA sites removed after Stage 3 of the site selection process.

7. Conclusions

Tisbury

- 7.1** There is an indicative residual housing requirement of 25 dwellings at the Local Service Centre of Tisbury. However, given the settlement's location in an AONB, the low level of indicative residual housing requirement, and the opportunity to deliver growth through the neighbourhood planning process on brownfield sites. Therefore, it is proposed that the housing sites will not be identified for allocation within Tisbury. **There is an indicative residual housing requirement of 25 dwellings at the Local Service Centre of Tisbury. However, given the settlement's location in an AONB, the low level of indicative residual housing requirement, and the opportunity to deliver growth through the neighbourhood planning process on brownfield sites, it is proposed that housing sites will not be identified for allocation within Tisbury.**

Tisbury Community Area Remainder

- 7.2** There is an indicative residual housing requirement of 149 dwellings in the Tisbury Community Area Remainder. However, there are no available SHLAA sites, none having progressed beyond Stage 3 of the site selection process (Sustainability Appraisal) due to environmental constraints and a lack of available land. Dinton has already experienced relatively significant growth; and at Broad Chalke, sites are being investigated through an active neighbourhood planning process. Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder.

Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Tisbury Community Area:
- Tisbury
 - Fovant
 - Hindon, and
 - Ludwell
- 7.4** No settlements in the Tisbury 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.

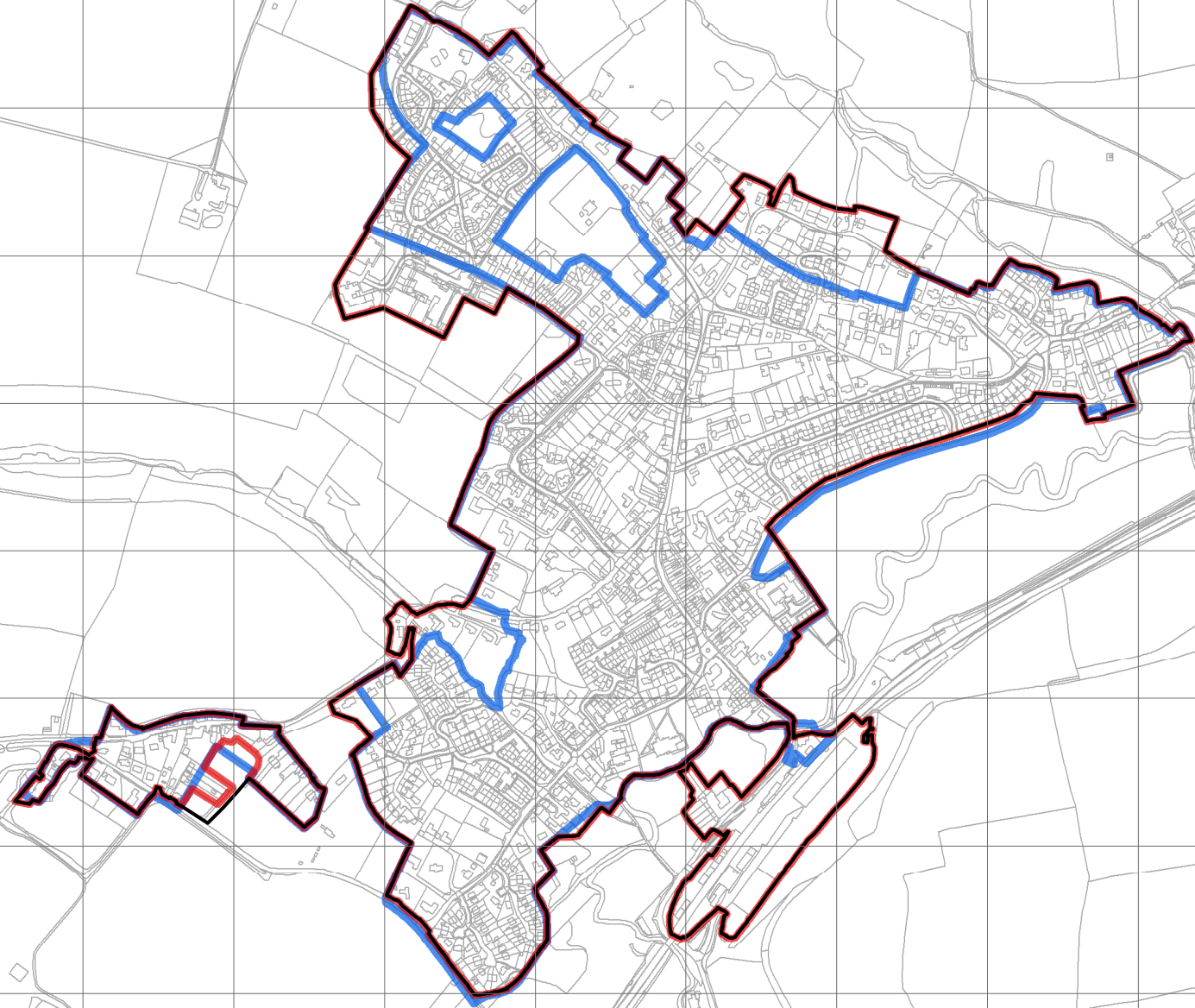
Appendix A: Proposals for revised settlement boundaries

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

**Tisbury
Proposals for Revised Settlement Boundaries**

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



- 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

Tisbury

A.1 The preceding map of Tisbury 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⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Tisbury Settlement Boundary

Map Grid Reference ⁽¹⁶⁾	Proposed Amendment
F8, E8	Amend boundary to exclude area of land more closely related to the open countryside.
E8 (E)	Amend boundary to include built development and curtilages physically relating to the built form of the settlement.
E8	Amend boundary to exclude area more closely related to the countryside.
D8, E8	Amend boundary to follow but not include clearly defined physical feature – the road.
G9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amend boundary to include built development physically related to the settlement.
D8	Amend boundary to include curtilage of property physically related to the settlement.
G7	Amend boundary to include built residential development physically related to the settlement.
G5, F5, F4	Amend boundary to include built community facilities physically related to the countryside.
G4, F4, F3	Amend boundary to include built development physically related to the settlement.
H4	Amend boundary to include parts of curtilages of properties with limited capacity to extend the built form of the settlement and that relate more closely to the built form of the settlement.
I4 (SW)	Amend boundary to include curtilages of properties physically related to the settlement.
I4, J4, I5, J5	Amend boundary to include built residential development physically related to the settlement.

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

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

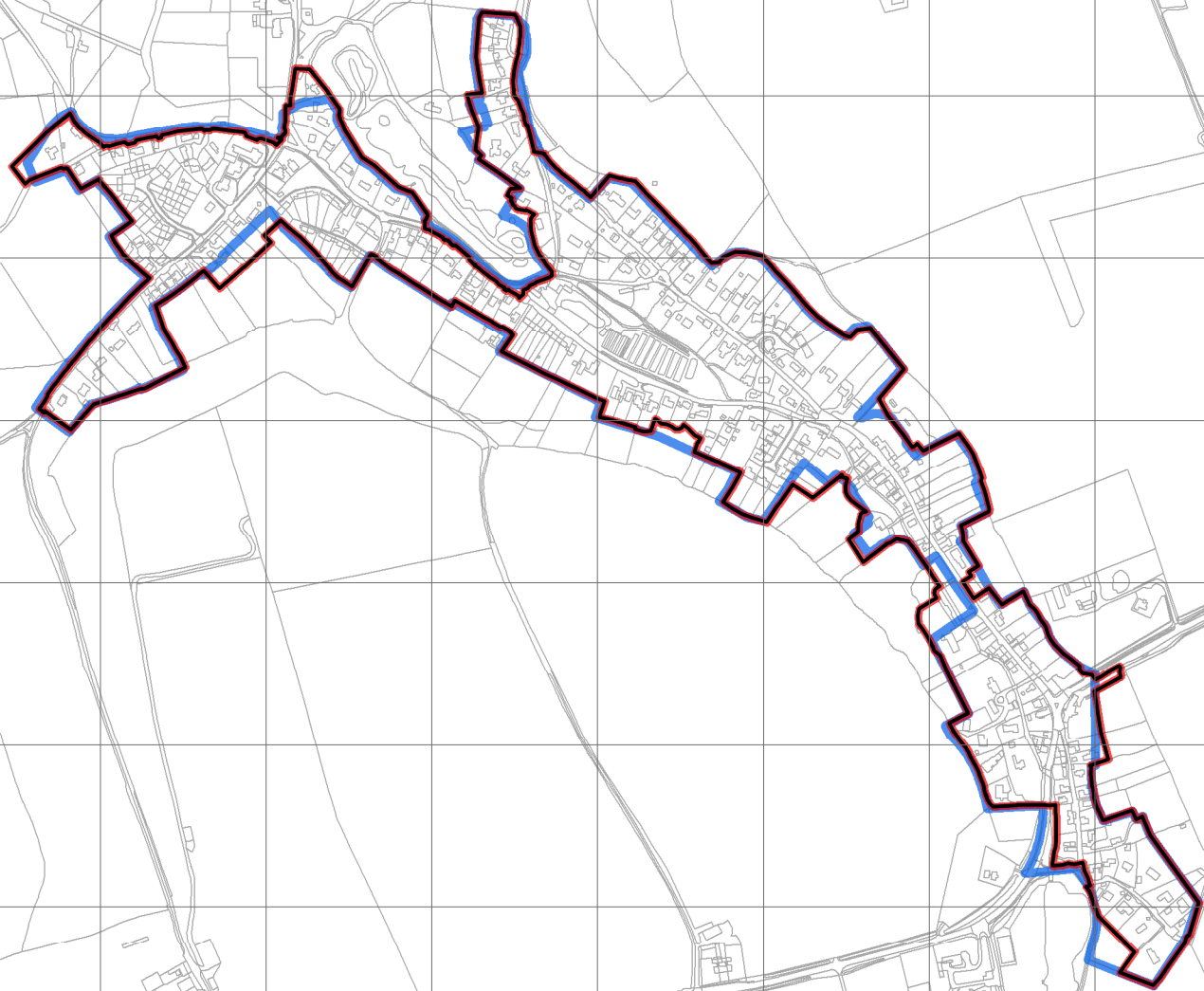
K5, L5	Amend boundary to follow defined physical features – curtilages of properties.
K6	Amend boundary to include built development physically related to the settlement.
K6 (W), J6, I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7	Amend boundary to include area more closely related to the built settlement.
I7 (S)	Amend boundary to include built community facility development physically related to the settlement.
J8, I8, I9, H9	Amend boundary to include built residential, employment and community facility development physically related to the settlement.
H8	Amend boundary to include built residential development and to follow defined physical features.
G4, H4, H5, G5	Amend boundary to include recreational land that is not located at the edge of the settlement.
G4 (N)	Amend boundary to include recreational land that is not located at the edge of the settlement.

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

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

<i>Map Grid Reference</i>	<i>Proposed change</i>
<i>E8 and F8</i>	<i>Amend pre-submission settlement boundary to include the gardens and recreational/ amenity space within the settlement boundary. This is recreational/ amenity space at the edge of a settlement that relates more closely to the built environment than the open countryside.</i>

**Fovant
Proposals for Revised Settlement Boundaries**



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

Fovant

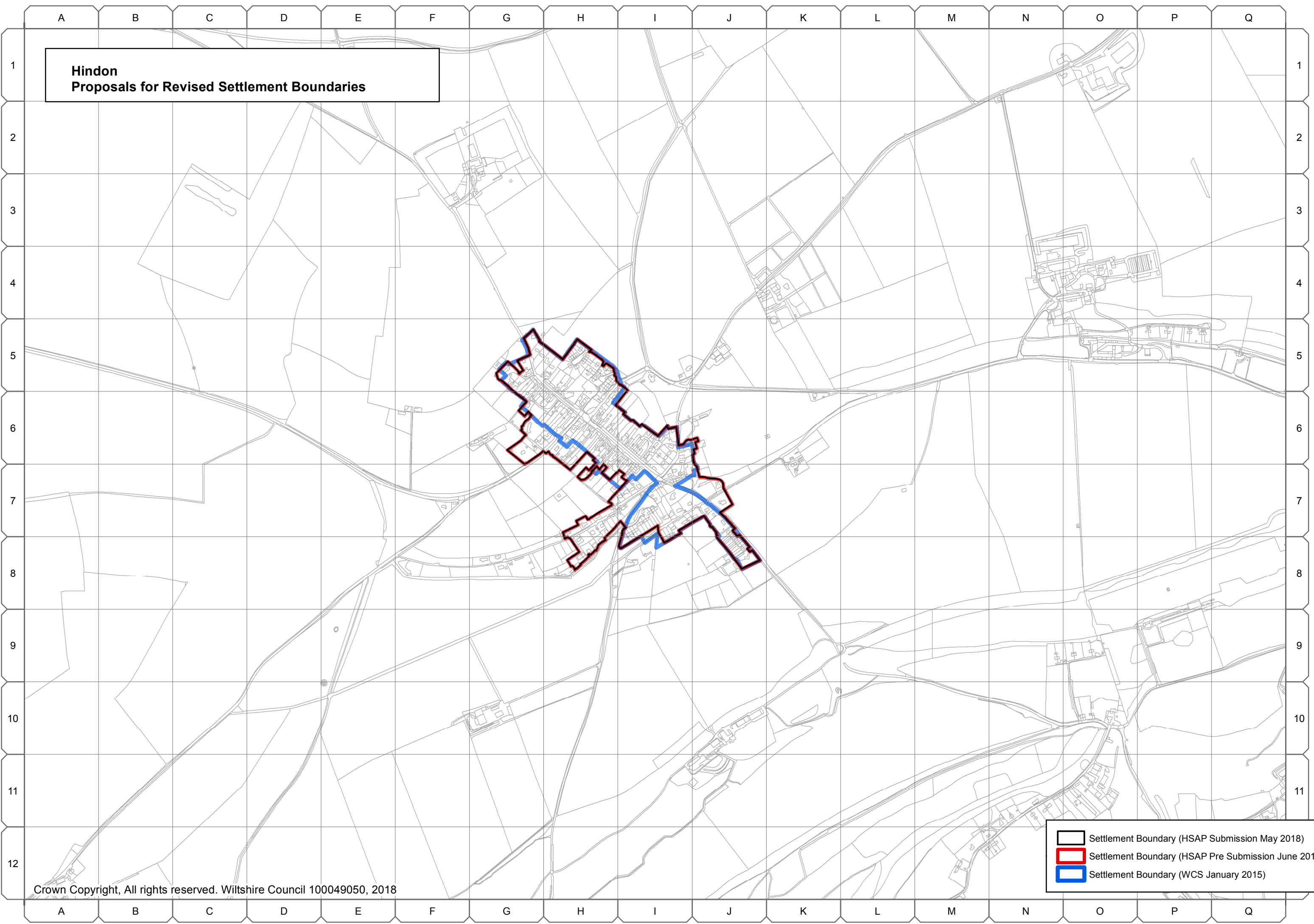
A.2 The preceding map of Fovant illustrates both the existing settlement boundary ("**WCS January 2015**") and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2017**"). Table A.2 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⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Fovant Settlement Boundary

Map Grid Reference	Proposed Amendment
G4, G5	Amend boundary to include residential development that is physically related to the settlement.
E5	Amend boundary to follow defined physical feature, including curtilage of property that relates more closely to the built form of the settlement.
F5, F6, G5	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to follow defined physical features, excluding area more closely related to the countryside.
J7	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8, K8, K7	Amend boundary to include residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K9	Amend boundary to follow clearly defined physical features – the settlement side of the road and river.
L10	Amend boundary to exclude area of land more closely related to the countryside.
L8	Amend boundary to include community facility that is physically related to the settlement.
K7, K8	Amend boundary to exclude recreational/ amenity space at the edge of the settlement that relates more to the open countryside.
J6	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H5	Amend boundary to exclude area more closely related to the countryside and with the capacity to extend the built form of the settlement.

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

**Hindon
Proposals for Revised Settlement Boundaries**



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

Hindon

A.3 The preceding map of Hindon 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⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

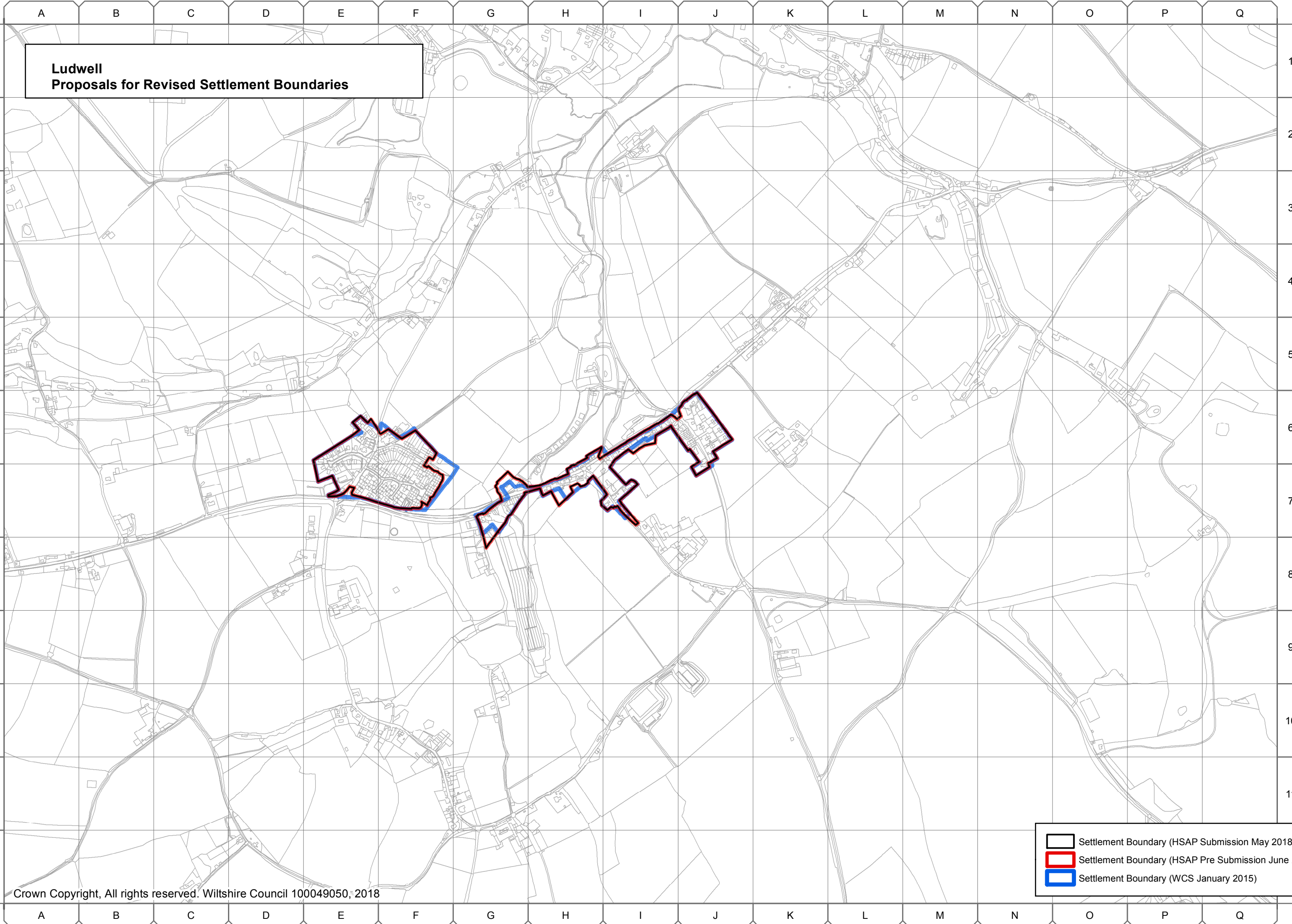
Table A.3 Proposed Amendments to Hindon Settlement Boundary

Map Grid Reference ⁽¹⁹⁾	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (SW)	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement and to exclude an area more closely related to the countryside.
G5 (S)	Amend boundary to exclude area of land more closely related to the open countryside.
G6, H6, H7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7, H8, I7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. Following defined physical features – garden boundaries.
I8, I7	Amend boundary to exclude area more closely related to the countryside.
J7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J6, I6	Amend the boundary to include community facilities development (i.e. school) that is physically related to the settlement.
I6	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

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

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

**Ludwell
Proposals for Revised Settlement Boundaries**



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

Ludwell

A.4 The preceding map of Hindon 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⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Ludwell Settlement Boundary

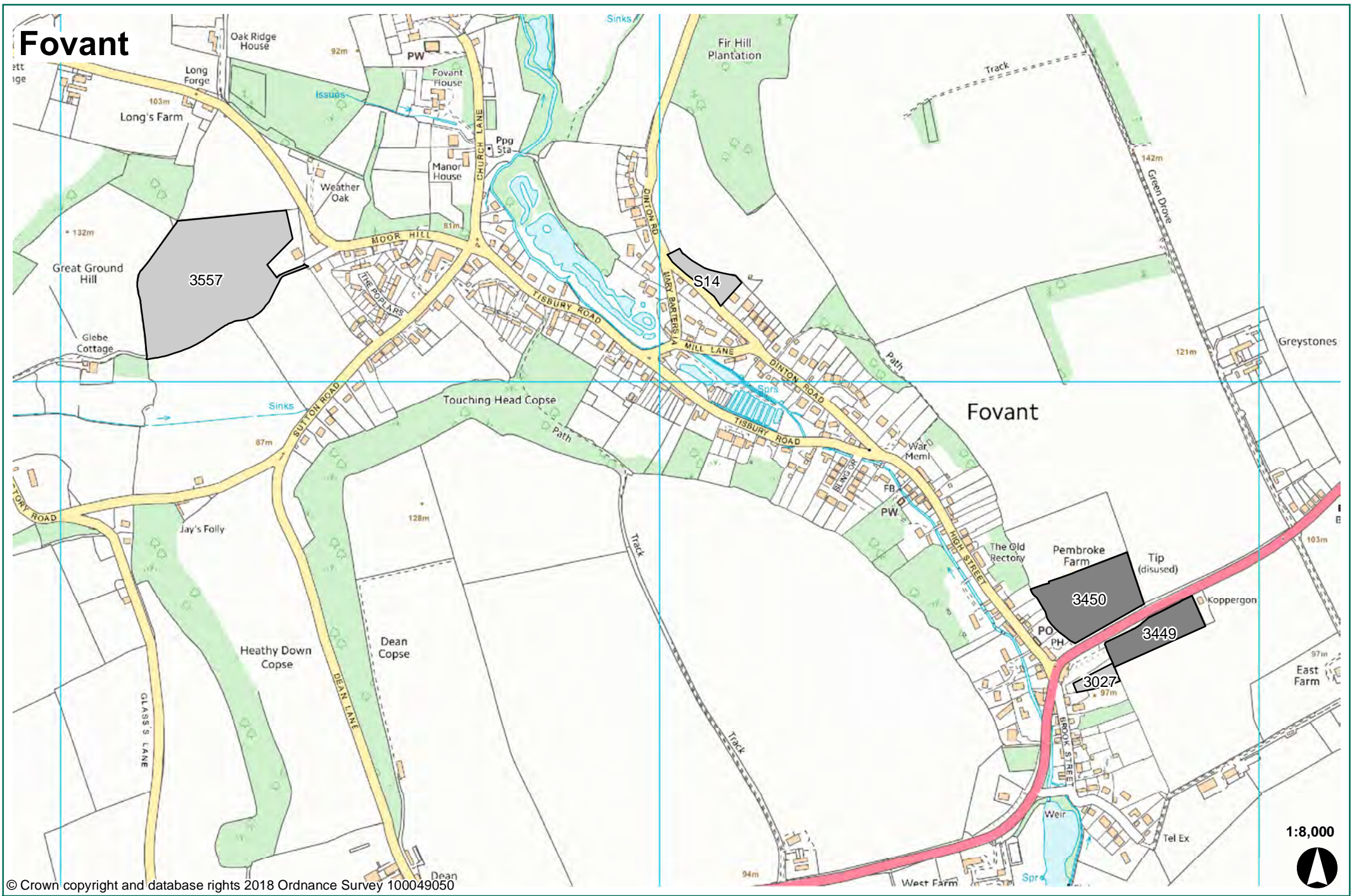
Map Grid Reference⁽²¹⁾	Proposed Amendment
G8, G7 (S)	Amend boundary to include area of build development physically related to the settlement.
G7	Amend boundary to follow defined physical feature, including built development physically related to the built form of the settlement.
H6	Amend boundary to follow defined physical feature – the road.
I6 (C)	Amend boundary to include built residential development physically related to the settlement.
I6 (NE)	Amend boundary to follow defined physical features – the road.
I7	Amend boundary to include built residential development and to follow but not include clearly defined physical feature – the road.
H7	Amend boundary to include curtilages of property physically related to the settlement but to exclude curtilage with the capacity to extend the built form of the settlement.
F6, F7	Amend boundary to follow clearly defined physical features and to exclude area more closely related to the open countryside.
E7	Amend boundary to follow clearly defined physical features – the road.
E6	Amend boundary to follow curtilages of properties closely related to the built form of the settlement.

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

21 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

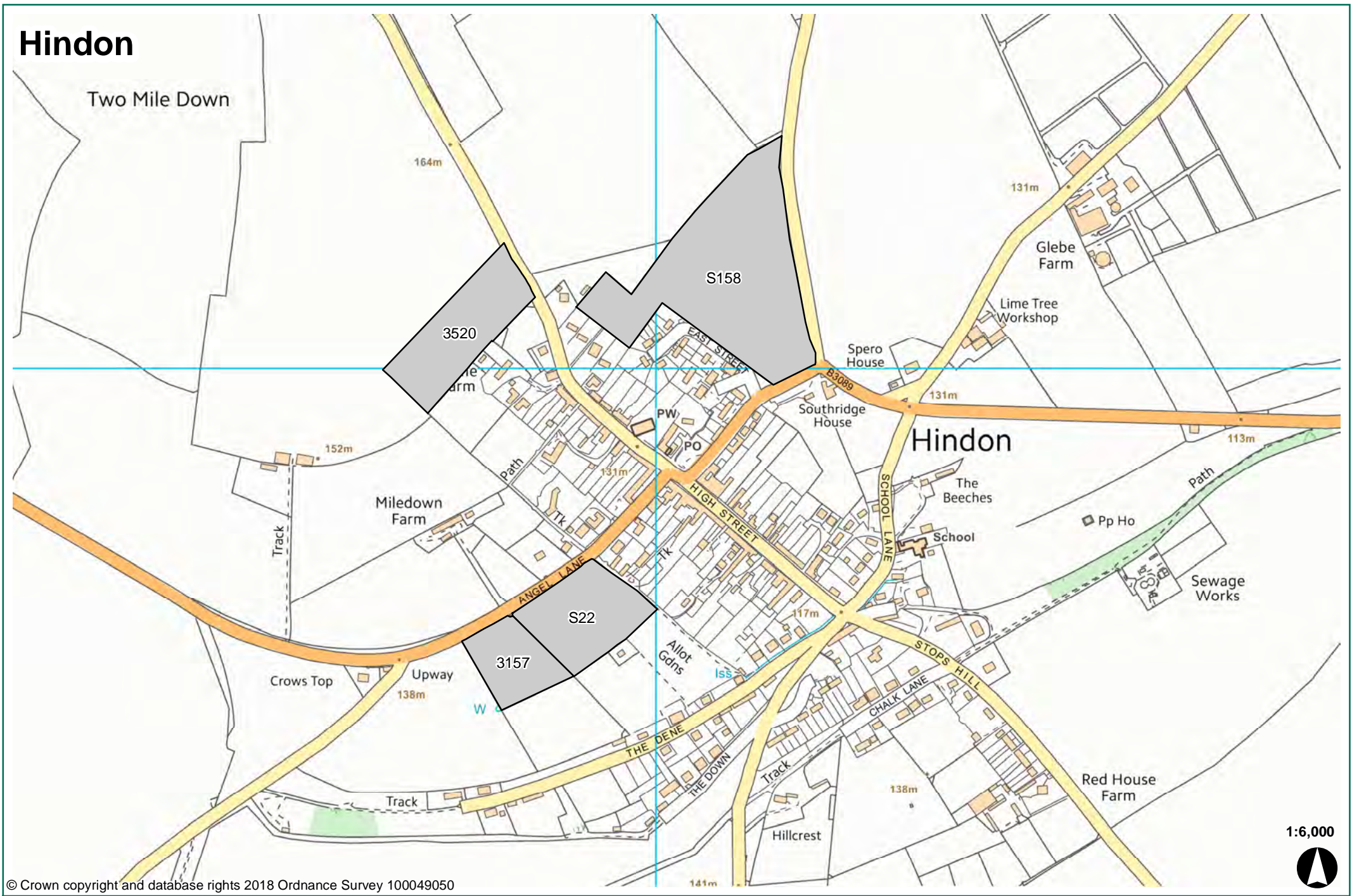
Fovant



© Crown copyright and database rights 2018 Ordnance Survey 100049050

- 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

Hindon



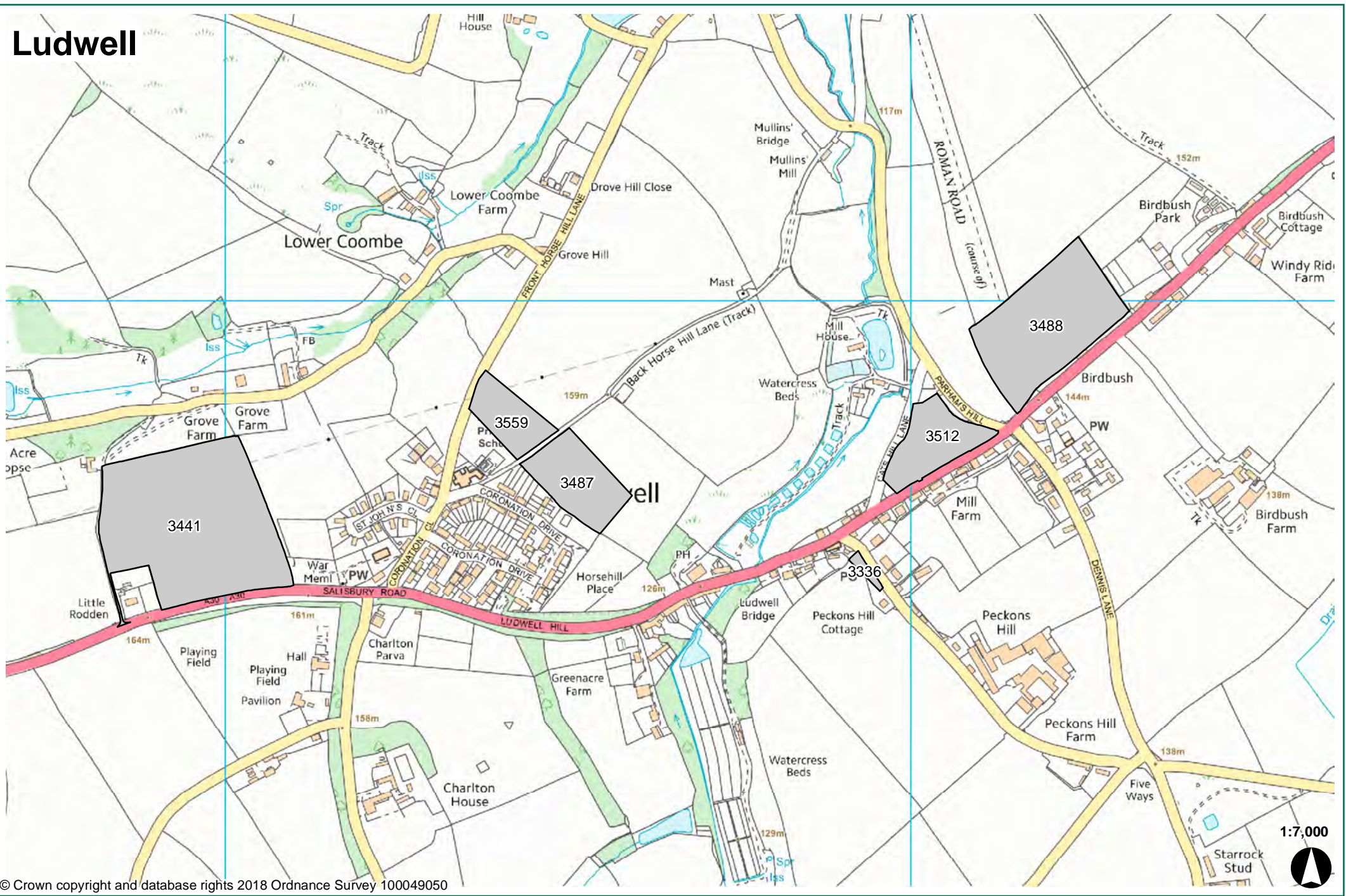
© Crown copyright and database rights 2018 Ordnance Survey 100049050

1:6,000



- 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

Ludwell

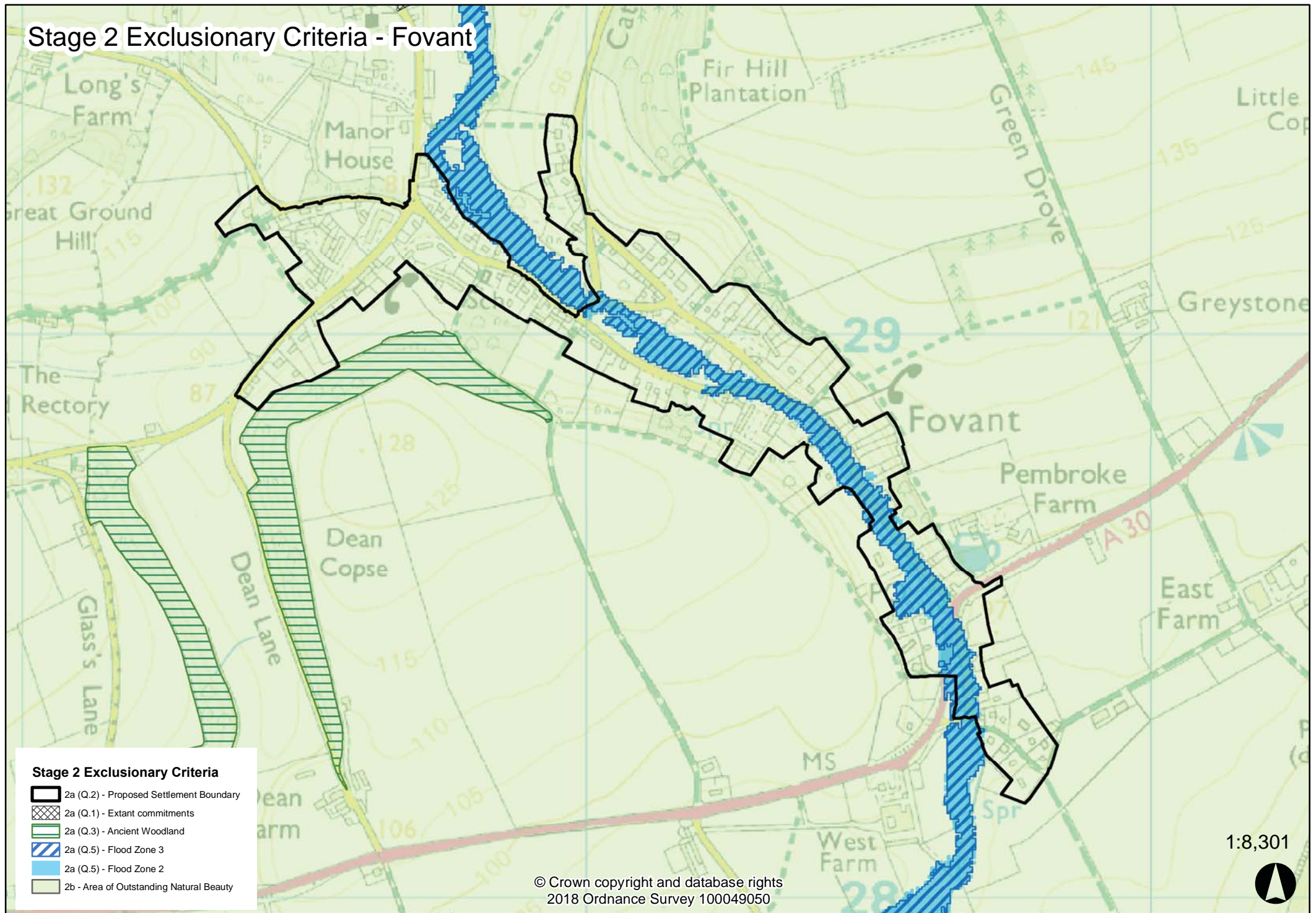


© Crown copyright and database rights 2018 Ordnance Survey 100049050

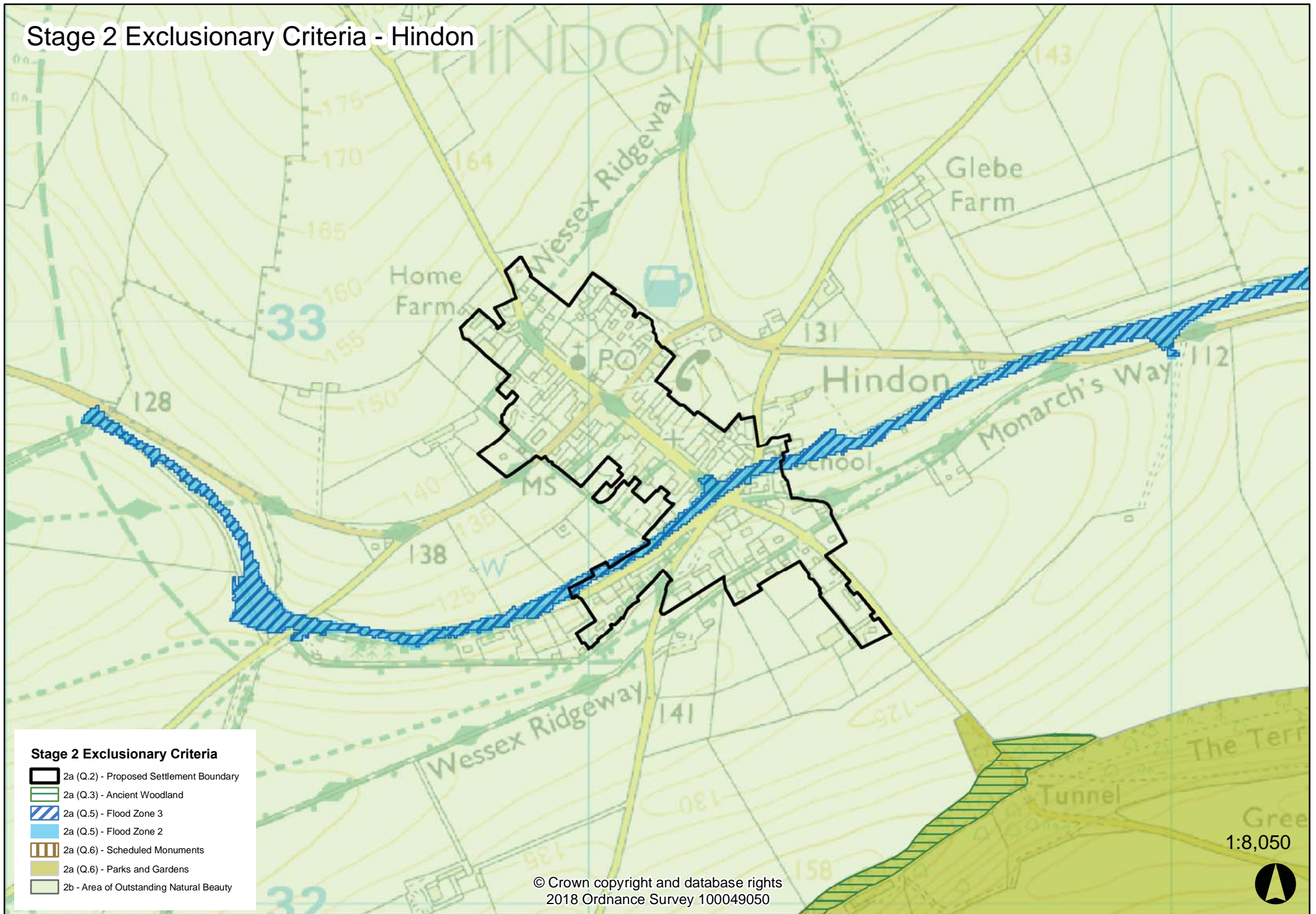
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

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

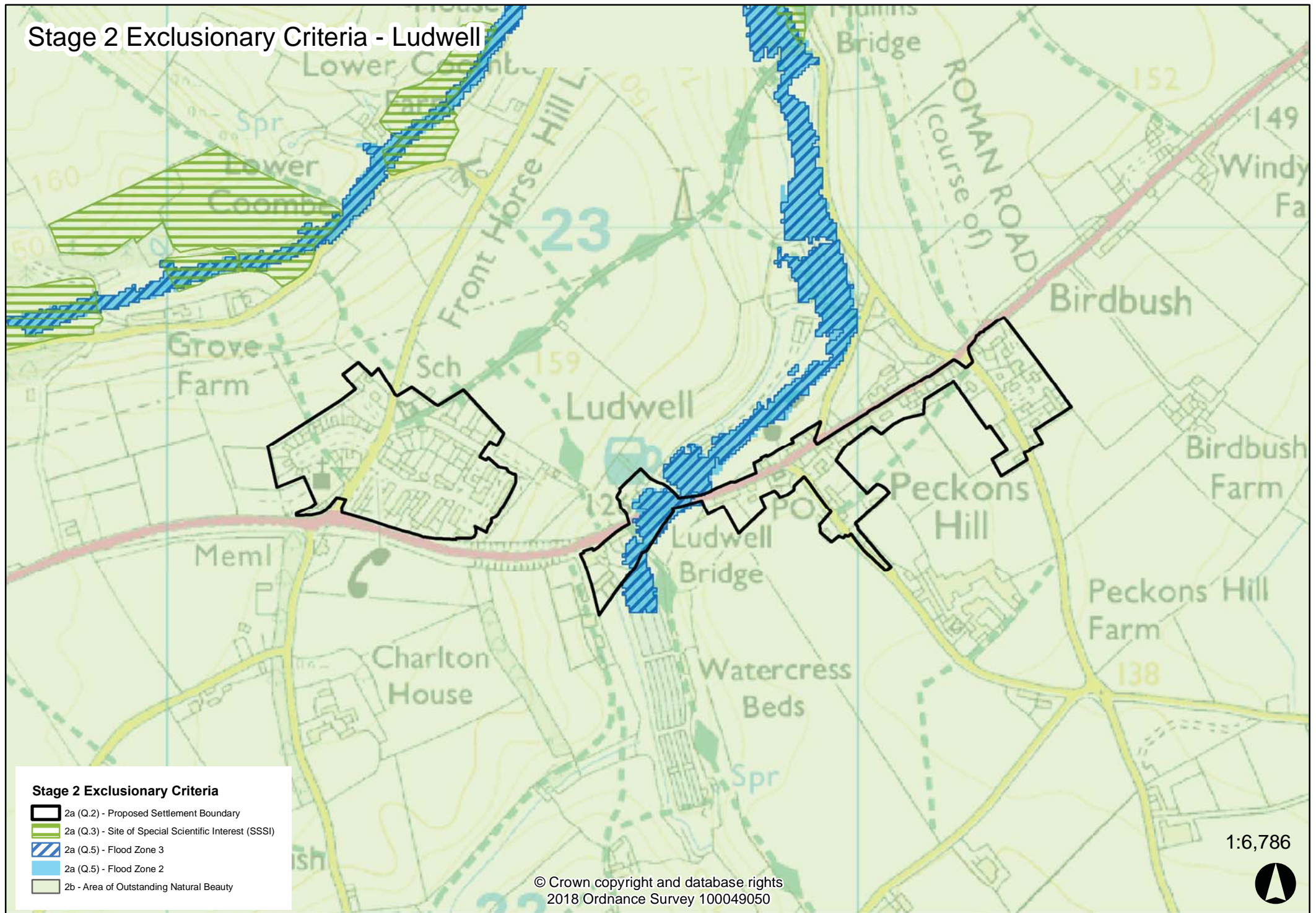
Stage 2 Exclusionary Criteria - Fovant



Stage 2 Exclusionary Criteria - Hindon



Stage 2 Exclusionary Criteria - Ludwell



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 ⁽²²⁾ ?
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)?

22 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 Tisbury Community Area Remainder

Area of search: Tisbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²³⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁴⁾	Land developable? Y/N ⁽²⁵⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Fovant													
S14	Land at Foxhill	11	N	P	N	N	N	N	11	N		Part of site within the settlement boundary. Exclusionary criteria not met. However, the owners of the site have confirmed that the site would not be available for development for the next 10+ years so removed from further consideration in this Plan.	Remove
3027	Cross Keys Hotel	5	P									Site is partly committed / completed which reduces the developable capacity of the site to below 5.	Remove

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

24 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

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

Area of search: Tisbury Community Area Remainder														
3449	Badges View	20	N	N	N	N	N	N	N	20	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3450	Land at Pembroke Farm	38	N	N	N	N	N	N	N	38	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3557	Land at Moor Hill	96	N	N	N	N	N	N	N	96	Y	N	Exclusionary criteria not met. However, it is considered that there is no suitable vehicular access to this site. Therefore remove from further consideration	Remove
Hindon														
S22	Land at Angel Lane	33	N	N	N	N	N	N	N	33	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
S158	Land adjacent to East Street	92	N	N	N	N	N	N	N	92	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3157	Land South West of Hindon	21	Y										The site is not immediately adjacent to boundary and would likely rely on	Remove

Area of search: Tisbury Community Area Remainder															
												the delivery of site S22 to be well related to development.			
3520	Village Field, High Street	38	N	N	N	N	N	N	N	N	38	Y	Y	Site not immediately adjacent to settlement but potentially well related to built form. Exclusionary criteria not met, take forward for further consideration.	Take forward
Ludwell															
3336	Land at Peckons Hill	2												Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
3441	Little Rodden Fields	114	Y											Site excluded as it is poorly related to the settlement.	Remove
3487	Part of field NG 5873, north-east of Coronation Drive	29	N	N	N	N	N	N	N	N	29	Y	N	Exclusionary criteria not met. However, the site is not considered to be accessible without the use of third party land.	Remove

Area of search: Tisbury Community Area Remainder													
3488	Field NG 2097, North of A30	64	N	N	N	N	N	N	64	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3512	Mill Farm Buildings	26	N	N	N	N	N	26	Y	N	Remove	Remove	
3559	Land off Coronation Drive	19	N	N	N	N	N	19	Y	N	Remove	Remove	

Table D.4 Summary of the Stage 2a assessment for Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

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

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

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) ⁽²⁶⁾	297	482
	Housing completions (2006 – 2016) ⁽²⁷⁾		
	Developable commitments (2016 – 2026)	11	2
	Proportionate % growth of village (2006 – 2026)	3.6%	0.7%
			12
			0
			2.5%

26 2011 census data (minus housing completions 2011-2016)

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

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	No. There is no Neighbourhood Plan under preparation.	The Hindon Neighbourhood Area was designated in November 2014 and work is underway on the neighbourhood plan with submission to the Council expected in Summer 2017 and examination in the Autumn/Winter 2017. In 2013, a Housing Needs Survey ⁽²⁸⁾ identified a minimum need over the next three years (to January 2016) for 2 subsidised rented dwellings.	The Parish Council is seeking to develop a neighbourhood Plan. Currently in the 'scoping' stage - not yet requested a link officer or designated the neighbourhood plan area.
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There are	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There is a	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) to the west of the village.

28 Source: Hindon Parish Housing Needs Survey Report (Wiltshire Council, January 2013) <http://www.intelligencenetwork.org.uk/planning-housing/>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	two separate Conservation Area designations to the northern and southern parts of the village.	designated Conservation Area covering the majority of the existing built area of the village.	
Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?	<p>Primary school provision</p> <p>Dinton Primary is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the</p>	<p>Primary school provision</p> <p>Hindon Primary is a very small school and can only accommodate a total of 60 pupils. It has no surplus places but these are forecast to fill over the next 5 years as the birth rate in the area has significantly increased. The school site is very small and is unlikely to be capable of expansion. New housing in this village would be likely to cause significant problems with future admissions.</p>	<p>Primary school provision</p> <p>Ludwell Primary School has only a few surplus places at present. A feasibility study would be required in order to investigate whether expansion of the school would be possible. If the school agreed to lose their swimming pool that may create a suitable area.</p> <p>Secondary school provision</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	<p>school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p>Secondary school provision</p> <p>The proposed sites feed to secondary schools in Salisbury. Contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>Secondary school provision</p> <p>These children feed to schools outside of Wiltshire for secondary education (Gillingham).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>These children feed to schools outside of Wiltshire for secondary education (Shaftesbury).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury and Shaftesbury.</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
<p>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</p>	<p>The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. Fovant Parish Council⁽²⁹⁾ has previously stated that they do not consider the settlement to be a Large Village and that the settlement boundary should be removed.</p>	<p>The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. The Parish Council previously stated that they would be seeking to review their settlement boundary through a neighbourhood plan⁽³⁰⁾.</p>	<p>Donhead St Mary Parish Council is of the view that “the community wishes to maintain that rural feel and would rather see the organic growth of these hamlets than the building of new estates”. The Parish Council⁽³¹⁾ does not provide detailed comments on sites, noting that infill would be preferred but that the potential to develop small portions of the submitted SHLAA sites should not be ruled out.</p>
<p>Sites submitted to the Strategic Housing Land Availability Assessment</p>	<p>5 sites SHLAA sites 3027, S14, 3449, 3450, 3557</p>	<p>4 sites SHLAA sites s158, S22, 3157, 3520</p>	<p>6 sites SHLAA sites 3336, 3441, 3487, 3488, 3512, 3559</p>
<p>How many sites were submitted to the SHLAA?</p>			

29 Source: Informal consultation on the settlement boundary review (September 2014)

30 Source: Informal consultation on the settlement boundary review (September 2014)

31 Source: Informal consultation with Large Villages (July/August 2015)

Assessment Criteria		Large Villages		
		Fovant	Hindon	Ludwell
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽³²⁾)?	2 (58 dwellings) SHLAA sites: 3449, 3450	3 (163 dwellings) SHLAA sites: s158, S22, 3520	1 (65 dwellings) SHLAA site: 3488
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Fovant is within the AONB. There may be the potential to expand the primary school. Growth in Fovant has been low from 2006-2026. Consideration needs to be given to the overall impact on the AONB in this location and where possible, those sites with the lowest overall visual impact should be considered	Hindon is within the AONB. It has experienced very limited growth from 2006-2026 (especially in comparison with the other large villages in this community area). However, the primary school is a village school with just 2 classrooms and no scope to expand on site. Consequently, it is	Ludwell is within the AONB. Growth has been low from 2006-2026. However, there is no capacity or potential for expansion at Ludwell primary school. Consequently, it is that this village is not carried forward for further assessment.

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

Assessment Criteria	Large Villages			
	Fovant	Hindon	Ludwell	
	further. There are no reasons for not carrying forward sites at Fovant.	recommended that the village is not carried forward for further assessment.		
	TAKE FORWARD	REMOVE	REMOVE	
	Conclusion:			

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

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Fovant	None	3449, 3450
Hindon	s158, S22, 3520	None
Ludwell	3488	None

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

Table F.1 Generic Assessment Scale⁽³³⁾

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

33 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 Tisbury Community Area Remainder

Area of search: Tisbury Community Area Remainder														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Fovant																	
3449	Badges View	c.20	-	-	--	-	-	--	--	--	++	--	--	--	+	+	No
3450	Land at Pembroke Farm	c.38	-	--	--	-	-	--	--	--	+++	--	--	-	++	+	No

Table F.4

Sustainability Appraisal - Summary of Assessment
Site 3449 - Badges View, Fovant
<p>Site Overview</p> <p>This site option is located in the village of Fovant. With an area of 0.8ha the site has a potential capacity for approximately 20 dwellings; however, mitigation might reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Adverse effects from development on the AONB would occur and mitigation in the form of landscaping would be incongruous and out of character (SA Obj. 7). Mitigation is not considered achievable.</p> <p>Five moderate adverse effects have been identified. The site is located within Groundwater Source Protection Zone 3 and in proximity to a tributary of the River Avon, so there is potential for surface water pollution caused by surface water run-off. Provision of SuDS and attenuation measures may be problematic due to the prevailing geology (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would need to be undertaken (SA Obj. 5b). The site lies some 60m to the east of the designated Fovant Conservation Area (southern section) and some 600m north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. This site has medium archaeological potential and it has been evaluated and there is a possible medieval settlement in the vicinity; an archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from the development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9). The village centre is within walking distance and offers a limited range of services and facilities, although there is a lack of pedestrian facilities along the A30. Overall, residential development would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).</p> <p>The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).</p>

Sustainability Appraisal - Summary of Assessment

Site 3449 - Badges View, Fovant

The assessment has also identified a moderate beneficial effect. The site would increase affordable housing provision in Fovant (SA Obj. 8). Two minor beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of the local village shop/post office and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

Site Overview

This site option is located in the village of Fovant. With an area of 1.6ha the site has capacity for approximately 38 dwellings, although mitigation measures could reduce this number.#

Assessment Results

One major adverse effect has been identified. The site is located in the Cranbourne Chase and West Wiltshire Downs AONB. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate (SA Obj. 7).

Five moderate adverse effects are identified through the assessment of this site. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. Development of the land will also result in the inevitable loss of greenfield land (SA Obj. 2). The site is located in Groundwater Source Protection Zone 3 and a nearby watercourse drains into the River Avon. There is potential for surface water pollution from development and mitigation could be problematic. Groundwater sensitivities are present locally due to the underlying geology and this may impact the effectiveness of SuDS (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would be required (SA Obj. 5b). The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site. There is potential for development in this location to impact upon the setting of the identified heritage features and a Heritage Impact Assessment would be required. The site also has medium archaeological potential, with a possible medieval settlement in the vicinity and therefore archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

can be expanded to meet the demands of additional housing, the increase in population from development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9).

The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre. Overall residents would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

The assessment has also identified a major beneficial effect as the site would boost affordable housing provision in Fovant (SA Obj. 8). A moderate benefit is identified in terms of contributing to the local economy through the increased use of the local village shop/post office and services once built (SA Obj. 11) and a minor benefit in terms of the direct and indirect generation of construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.6

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

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

The following conclusions and recommendations are reached:

More sustainable options for development:

- No sites in this area of search are assessed as more sustainable

Sustainability Appraisal - Conclusions & Recommendations

Less sustainable options for development:

- No sites in this area of search are assessed as less sustainable

Sites which should not be considered further:

- Site 3449 - Badges View, Fovant
- Site 3450 - Land at Pembroke Farm, Fovant

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.