

# **Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report**

## **Annex 1 A.6 Salisbury Principal Settlement (including Wilton Town)**

Wiltshire Council

June 2017

# **ANNEX 1 – Salisbury Principal Settlement (including Wilton Town)**

## **SITE OPTIONS ASSESSMENT TABLES**

## A.6. Salisbury Principal Settlement (including Wilton Town)

### Salisbury and Wilton - Stage 3 Site Assessment Tables

#### Sites considered in this Area of Search

<b>Site S61</b> - Land at Hilltop Way, Salisbury	<b>Site 3187</b> – Land at Harnham Business Park, Salisbury
<b>Site S80</b> - Land to the north of Old Sarum, Salisbury	<b>Site 3272</b> – Land at Rowbarrow, Odstock Road, Salisbury
<b>Site S159</b> - Land to the north of Downton Road, Salisbury	<b>Site 3421</b> - Land adjacent to A354, Harnham, Salisbury
<b>Site S178</b> - Land to the South of Roman Road, Old Sarum, Salisbury	<b>Site 3554a</b> - Land to west of Milford Care Home, Salisbury
<b>Site S1027</b> - North of Netherhampton Road, Salisbury	<b>Site S1057</b> - Land rear of Bulbridge Road, Wilton
<b>Site S1028</b> – Land at Netherhampton Road, Salisbury	

#### Sites being taken forward by Wiltshire Council from this stage to Stage 4

<b>Site S61</b> - Land at Hilltop Way, Salisbury	<b>Site 3272</b> – Land at Rowbarrow, Odstock Road, Salisbury
<b>Site S1027</b> - North of Netherhampton Road, Salisbury	<b>Site S1057</b> - Land rear of Bulbridge Road, Wilton
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**Salisbury**

**Site S61 – Land at Hilltop Way, Salisbury**

<b>Site context</b>	
Site size: 0.48ha      Site capacity: approximately 11 dwellings	
The site is narrow and lies north of Hilltop Way. There are existing residential dwellings to the south, east and west of the site. Adjacent to the site, to the north, is a large arable field which is designated as part of a Country Park (as part of the Hampton Park strategic site). Access to the site is via Hilltop Way. A bridleway runs along the northern boundary of the site.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. The site may support priority habitat (calcareous grassland). However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors,	There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect all biodiversity features.

with use of buffer strips, where necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. The site may support priority habitat (calcareous grassland) and this would need to be assessed further.  Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any trees or hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
<b>Assessment outcome (on balance) - -</b>	

**SUMMARY OF SA OBJECTIVE 1**

Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. The site may support priority habitat (calcareous grassland). Further ecological assessment will be required.

Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective and mitigation could be problematic to achieve.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated to the north of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents are likely to rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density likely to be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views to/from Old Sarum.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. Development of this site is unlikely to lead to the loss of Grade 1, 2 or 3a Best and Most Versatile agricultural land.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is achievable.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is capacity available in local mains. It will need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There is a requirement for separate foul and storm drainage disposal systems. Offsite connecting sewers required for foul water and surface water. Restricted discharge rates will apply for surface water. From the Wessex Water record map the nearest sewers are on third party land thus will need a requisition under the Water Industry Act 1991, third party agreement with land owners or a couple of hundred metres of off-site storm and foul pipework to reach public sewers in public land.</p> <p>Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>



**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 3**

Residential development on this site will lead to a small increase in demand for water in the area. However, the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is a requirement for separate foul and storm drainage disposal systems. Offsite connecting sewers required for foul water and surface water. Restricted discharge rates will apply for surface water. From the Wessex Water record map the nearest sewers are in third party land thus will need a requisition under the Water Industry Act 1991, third party agreement with land owners or a couple of hundred metres of off-site storm and foul pipework to reach public sewers in public land.

It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Given the small capacity of the site, development is considered likely to lead to a limited increase in demand for water. Overall, because of the small size of this site and limited capacity for new housing, minor adverse effects are considered likely against this objective and mitigation is considered achievable.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within the Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development of this site is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Along the southern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through survey work in accordance with local plan policy and advice from relevant bodies.</p> <p>A Noise Assessment would be required due to the proximity of the site to the nearby Old Sarum airfield. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Castle Road (A345). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>1</sup> ?	The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

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<sup>1</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 4**

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). A Noise Assessment would be required due to the proximity of the site to the nearby Old Sarum Airfield.

The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site for housing is likely to have minor adverse effects against this objective and mitigation is considered achievable.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>No specific vulnerabilities are known with regards this particular site.</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>Ground conditions appear to dictate that the site would not be technically capable of accommodating SuDS measures.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing)</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p>

development)?	
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Overall it is considered that there are no insurmountable barriers that would preclude development of this site.</p> <p>The site will require planning applications for comprehensive development to be supported by a Flood Risk Assessment. This should include identifying appropriate space for SuDS.</p> <p>Overall, minor adverse effects are envisaged against this objective for this site, and mitigation is considered achievable.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 300m away from the Stratford Sub Castle conservation area. It is considered that this site would have a negligible effect on the conservation area due to its distance and as it is separated by existing residential properties. There are no listed buildings in the vicinity of the site. There is potential for impacts on skyline views from Old Sarum Airfield CA and from Old Sarum Castle but these can be mitigated through building type, size, design and location.
2. Ensure appropriate archaeological assessment prior to development?	<p>This site is considered to have medium to high archaeological potential. An archaeological assessment will be required in support of any subsequent planning application.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p> <p>The site is located approximately 300m away from the Stratford Sub Castle conservation area. It is considered that this site would have a negligible effect on the conservation area and its management objectives due to its distance and as it is separated by existing residential properties.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>The site has medium to high archaeological potential. An archaeological assessment will be required in support of any subsequent planning application.</p> <p>The site has the potential to impact on skyline views from Old Sarum Airfield CA and from Old Sarum castle but these can be mitigated through building type, size, design and location, as well as through landscaping. A detailed Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.</p> <p>Overall it is considered that there are likely minor adverse effects against this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	There are no landscape designations in this area. It is located within an urban fringe setting with low intervisibility. Development of the site would result in the loss of an area used by local people for dog walking however the position of the

countryside?	<p>site is on the edge of an existing residential built up area on Hilltop Way. Any effects on the landscape would be well contained and linked to the existing site and surroundings.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment<sup>2</sup>.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. This could include access to the Country Park to the east of the site. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. This would include access to the Country Park to the east of the site.</p>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>3</sup> ?	<p>The site does not fall within the boundary of or near any statutory landscape designations.</p>
5. Protect rights of way, open space and common land?	<p>PRoW SALS31A runs along the northern boundary of the site from which there are open views of the site and is used by dog walkers frequently. Assuming this right of way remains open during construction and operation, no adverse effects are likely on the accessibility of the PROW. It is however a sensitive visual receptor and adverse effects are likely on the views from the</p>

<sup>2</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>3</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB



	<p>PROW - this could be somewhat mitigated through the use of GI buffers.</p> <p>There is no designated open space or common land within the site.</p>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>There are no landscape designations in this area. Development of the site would result in the loss of a small area of rough grassland on the edge of an existing residential development. There are trees to the north west of the site and a PROW runs along the northern boundary of the site. GI buffers would be required to any mature trees and hedgerows within and adjacent to the site.</p> <p>Overall, minor adverse effects on the landscape are likely but there is potential for mitigation measures to reduce the extent of effects.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have some benefits in terms of providing different house types, sizes and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.

5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	This small housing site is unlikely to have significant impacts on employment expansion.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver some affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and minor benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but

<p>be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026. However, this small site would not have a significant impact on surgery capacity in the area.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. It is considered that both schools would have capacity to accommodate the very small number of pupils expected from this small site.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p><b>Assessment outcome (on balance) +</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of a small number of dwellings in this location is likely to be positive overall against this objective. It will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre, but there is public transport availability nearby. All 6 GP surgeries in Salisbury face capacity issues with expected population increase. However, this small site would not have a significant impact on surgery capacity in the area.</p> <p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. It is considered that both schools would have capacity to accommodate the very small</p>	

number of pupils expected from this small site. Overall, development of this site is likely to have minor benefits against this objective.	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Limited facilities within 800m. 1km to primary schools. 2km to Sarum Business Park. 2.5- 3km to city centre and rail station/Churchfields. 2 buses per hour to city centre, and this development would support the bus service. 2km to London Road supermarkets. 6km to Fugglestone. 3-4km to nearest secondary school.  Overall, development of this site is likely to increase private car journeys in the area, but not significantly.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 10</b>	
<p>The development of this site for a small number of dwellings will generate minor additional vehicle movements on the local road network, especially through private car use. There would be a likely low impact on the local road network.</p> <p>A PRoW runs along the northern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are considered likely.</p> <p>Overall, this site is considered to have a low impact on the local road network and therefore minor adverse effects are considered likely against this objective.</p>	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a small number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy, though the capacity of the site is relatively small. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. Minor benefits are considered likely overall against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas.  Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
Development of the site would not lead to the loss of designated employment land Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment	

areas.

Overall, minor benefits are considered likely against this objective.

**Site S80 – Land to the north of Old Sarum, Salisbury**

**Site context**

Site size: 19.6ha      Site capacity: approximately 254 dwellings

The site lies north of the Old Sarum development, to the western side of the Portway. It is currently in agricultural use.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a hedgerow border to the west of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within and adjacent to this site.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows boundaries should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 1</b>	

Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.

Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation would be problematic.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the edge of Old Sarum. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access many of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>



5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	Evidence shows this site as containing some Grade 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is not considered to be within a reasonable walking/cycling distance of the city centre.</p> <p>Evidence shows this site as containing some Grade 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall this site is considered likely to have moderate adverse effects against this objective and mitigation could be problematic.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water

<p>infrastructure is co-ordinated with all new development?</p>	<p>infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There are off site connecting water mains with reinforcement / capacity improvements. The downstream sewerage system is at capacity; therefore a significant capacity works would be required. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Part of this site lies within a Source Protection Zone. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 3</b></p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing</p>	

could not be supported by additional water and sewerage infrastructure to cope with demand. Part of this site lies within a Source Protection Zone. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.

There are off site connecting water mains with reinforcement / capacity improvements. The downstream sewerage system is at capacity; therefore significant capacity works would be required. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Development of this site will lead to an increase in demand for water and there are significant issues of concern highlighted above with regards the location of the site in a Source Protection Zone. Overall, moderate adverse effects are considered likely against this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within the Air Quality Management Area (AQMA) designation in Salisbury city centre.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the southern and Western boundaries of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A noise assessment of road traffic and aircraft noise (Old Sarum Airfield) will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated</p>

	with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Portway. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA <sup>4</sup> ?	The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is not in close proximity to the range of services and facilities in Salisbury city centre and vehicle usage is likely to increase.
7. Ensure that potential impacts from air quality on relevant SACs are	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in

<sup>4</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

avoided?	accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Along the southern and western boundaries of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. A noise assessment of road traffic and aircraft noise (Old Sarum Airfield) will be required.</p> <p>The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>The Portway is likely to be a source of ambient noise and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to reduce the impact, which may have implications on the capacity of the site.</p> <p>Overall, development of this site for housing is likely to have minor adverse effects against this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design

change through sustainable building practices?	measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including:	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p> <p>However, ground conditions appear to dictate that the site would not be technically capable of accommodating SuDS</p>

Sustainable Drainage Systems (SuDS)?	measures. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>There may be issues relating to ground conditions and ability to implement SuDS. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.</p> <p>Overall minor adverse effects considered likely against this objective and mitigation is considered achievable.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located adjacent to the Old Sarum Airfield Conservation Area. The incremental residential enclosure of Old Sarum Airfield CA is harmful to its heritage setting. No designated assets within the site, although a WW2 pillbox survives on the roadside and needs to be considered carefully. There are no listed buildings in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	<p>The site is considered to have a very high archaeological potential. The site will require an archaeological assessment, excavation and assessment of the setting of the Scheduled Monument and preservation in situ.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland which had been consolidated by a C18/C19 Parliamentary Act. Prior character not legible in</p>

	modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented. However, a WW2 pillbox survives on the roadside and needs to be considered carefully.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p> <p>The site is located adjacent to the Old Sarum Airfield Conservation Area. It is considered that the incremental residential enclosure of Old Sarum Airfield Conservation Area is harmful to its heritage setting when considering its management objectives.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>The site has very high archaeological potential. The site will require an archaeological excavation and assessment of the setting of the Scheduled Monument and preservation in situ.</p> <p>It is considered that the incremental residential enclosure of Old Sarum Airfield CA is harmful to its heritage setting. There are no designated assets within the site, although a WW2 pillbox survives on the roadside and needs to be considered carefully.</p>	



<p>A Heritage Impact Assessment would need to be undertaken to support any future development at this site.</p> <p>Overall, it is considered that moderate adverse effects are likely against this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting with medium intervisibility. Development of the site would result in the loss of an arable field. Development of this site would be encroaching into the rural countryside extending Salisbury further north, and is likely to have significant adverse effects on the character and appearance of the area.</p> <p>The site abuts the northern boundary of the Old Sarum Conservation Area and is alongside Monarchs Way.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment<sup>5</sup>.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver</p>

<sup>5</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

greenspace and the wider countryside for recreation?	additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>6</sup> ?	The site does not fall within the boundary of or near any statutory landscape designations, although it is located within a Special Landscape Area (saved SDLP policy C6).
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. Bridleway WINT13 runs adjacent to the northern boundary of the site. The development of this site would have adverse effects on the views from this sensitive visual receptor. A buffer to the PROW could be considered to mitigate these effects.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>The site is located in a rural fringe setting with medium intervisibility. Development of the site would result in the loss of an arable field and is likely to have significant adverse effects on the views from the adjacent bridleway WINT13.</p> <p>The site is located within a Special Landscape Area (saved SDLP policy C6). Development of this site would be encroaching into the rural countryside extending Salisbury further north, and could have significant adverse effects on the character and appearance of the area. The site abuts the northern boundary of the Old Sarum</p>	

<sup>6</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Conservation Area and is alongside Monarchs Way.	
The development of this site is likely to have a moderate adverse impact against this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + + +</b>	

<b>SUMMARY OF SA OBJECTIVE 8</b>	
<p>Delivery of this site for approx. 255 dwellings would contribute significantly towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.</p>	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</b>	
<p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. There are no GP surgeries in Old Sarum.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.

car in rural areas?	
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would currently have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential, although it is not known if it could be expanded sufficiently to cater for demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found. In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of approx. 255 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>However, on the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026. If this large site was developed for housing, mitigation would be required to support additional patient capacity. This is a significant issue in Salisbury.</p> <p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential, although it is not known if it could be expanded sufficiently to cater for demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>In the light of the education constraints, development is considered likely to have moderate adverse effects against SA Objective 9.</p>	

<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment. However, the site is not within reasonable walking/cycling distance of most services and facilities in Salisbury.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Site is removed from the city centre and therefore residents would rely on the private car, although it is close to the new development at Old Sarum and Longhedge which is within walking and cycling distance to the site.  Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 10</b>	
<p>The site is located to the north of Salisbury, 3km from the city centre. Residents would rely on the private car, although it is close to the new development at Old Sarum and Longhedge which is within walking and cycling distance to the site.</p> <p>A PRoW runs along the eastern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are considered likely.</p> <p>Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel and is considered to have a minor adverse effect against this objective.</p>	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) + +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy through use of local shops and services.	
Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. Overall, moderate benefits are considered likely against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing and new employment areas at Old Sarum and Longhedge. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment	

areas.

Overall, minor benefits are likely against this objective.

**Site S159 - Land to the North of Downton Road, Salisbury**

**Site context**

Site size: 13.53ha      Site capacity: approximately 203 dwellings

The site is currently in agricultural use. There is an existing road, Lower Road, which runs along the eastern boundary of the site. There is a low hedgerow which runs along the southern boundary of the site adjacent to Downton Rd, with more mature trees lining the northern boundary which meets the River Avon. Possible coalescence issues with Britford as the eastern part of the site abuts Bridge Farm. Views of the steeple of the cathedral can be seen from the site. Existing residential development lies to the west of the site.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows and trees on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>The site is very close to the River Avon SSSI / SAC, and buffers / green space may be needed to mitigate impacts. The rest of the site appears to have been reseeded in the recent past and is likely to be of negligible ecological value.</p>



3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a hedgerow along the northern border of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 1**

The site is situated close to the River Avon SSSI / SAC, and buffers / green space may be needed to mitigate impacts. The rest of the site appears to have been reseeded in the recent past and is likely to be of negligible ecological value. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is likely to be problematic.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance (1.8km) to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV. Given the scale of development, minor adverse effects are anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance (1.8km) to the city centre.</p> <p>This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is limited capacity in the local water mains and network reinforcement would be required. There are local sewerage connections available at the northern site boundary. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further through an appropriate assessment if the site is taken forward into any subsequent stage of the selection process. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) - -</b>	

**SUMMARY OF SA OBJECTIVE 3**

Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

There is limited capacity in the local water mains and network reinforcement would be required. There are local sewerage connections available at the northern site boundary. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Development of this site will lead to an increase in demand for water and there are significant issues of concern with this site against this objective due to its location in the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.

Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design

Along the western boundary of the site lies an existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise impacts and impacts

and/or location of development?	<p>from adjacent agricultural uses may be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Downton Road (A338). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
4. Seek to reduce development in or near to AQMAS <sup>7</sup> ?	<p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely</p>

<sup>7</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site is likely to have minor adverse effects against this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design

buildings and new development?	measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5a</b>	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>Although the site is located within Flood Zone 1 it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon itself. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat</p>



	resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon itself. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain, although the floodplain is adjacent to the site.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
<p>The site is located within Flood Zone 1. However, it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2/3. Overall, minor adverse effects are considered likely against this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located directly adjacent to the Salisbury Conservation Area and is approx. 60m away from listed barns associated with the listed building Bridge Farmhouse which is approx. 100m away. A development of this size in such close proximity to the CA and listed buildings raises concerns about potential impacts on these designations. Development on this site would also raise concerns about development infilling between Salisbury and Britford which would also contribute towards potential for harm to the setting of Britford Conservation Area. A Heritage Impact Assessment would be required.

2. Ensure appropriate archaeological assessment prior to development?	The site has a medium/high archaeological potential therefore an assessment would need to be undertaken in support of any subsequent planning application. In terms of historic landscape the site has a potentially low sensitivity score; it is described as modern fields which enclose meadow land – common / frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. However, the proximity of this site to the Britford Conservation Area and individual listed buildings means that designing a development of this size to enhance their character could be difficult to achieve.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 6**

The site is located adjacent to the Salisbury Conservation Area and in close proximity to listed buildings at Bridge Farm. It also raises concerns about development infilling between Salisbury and Britford which would also contribute towards potential for harm to the setting of the Britford Conservation Area. A development of this size in such close proximity to these CAs and listed buildings raises significant concerns about potential impacts on these designations.

The site is considered to have medium / high archaeological potential and archaeological assessment would be required in support of any subsequent planning application.

A Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that

development may have on nearby heritage assets and how these could be mitigated.

Overall, it is considered that there are likely to be moderate adverse effects against this objective.

**SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place**

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting. Development of the site would result in the loss of an arable field. Effects on the landscape are likely to include adverse impacts on the settlement of Britford and on the river Avon valley.</p> <p>The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment<sup>8</sup>.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site and to mitigate landscape impacts on Britford and the river Avon valley.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>

<sup>8</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>9</sup> ?	The site does not fall within the boundary or near to any statutory landscape designations, although it is located within a Special Landscape Area (saved SDLP policy C6).
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. Byways BRIT 21 and SALS19 run along the northern boundary of the site. Assuming that these right of ways remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. There is however likely to be an adverse effect on the views from these sensitive visual receptors, however this could be somewhat mitigated through an appropriate GI buffer.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 7</b></p> <p>Development of this large site for housing is likely to adversely impact on the setting of Britford, and the river Avon valley. There is existing development to the south and west of the site but to the north and east there is potential for significant landscape impacts. The site is located within a Special Landscape Area (saved SDLP policy C6).</p> <p>Byways BRIT 21 and SALS19 run along the northern boundary of the site. Assuming that this right of ways remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW.</p> <p>Overall, moderate effects are considered likely against this objective due to the proximity of the river Avon valley and the small rural settlement of Britford and potential</p>	

<sup>9</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

coalescence concerns that could be problematic to mitigate.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	

Delivery of this site for approximately 203 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.

**SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities**

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.  On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist

community campuses?	in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 9</b>	
<p>The provision of approximately 203 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p>	
<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p>	
<p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>	
<p>The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion . A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. At the current time, there are no details of any such provision planned for this site and further information would be required. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found..</p>	
<p>In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling. The site is opposite the Park and Ride therefore there are frequent bus journeys directly into the city centre which would reduce the reliance on the private car.  Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 10</b>	
<p>The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling. The site is opposite the Park and Ride therefore there are frequent bus journeys directly into the city centre which would reduce the reliance on the private car.</p> <p>A PRow runs along the northern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are considered likely. Overall, this site is considered as having a minor adverse effect against this objective due to the inevitable increase in car journeys associated with the development.</p>	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore



town centre locations to aid urban regeneration?	potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) + +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
<p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.</p> <p>Overall, moderate benefits are considered likely against this objective.</p>	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.</p>	

Overall, minor benefits are considered likely against this objective.

**Site S178 - Land to the South of Roman Road, Old Sarum, Salisbury**

**Site context**

Site size: 12.60ha      Site capacity: approximately 187 dwellings

The site is made up of agricultural land to the north of Salisbury, overlooking the pig farm to the north. The only point of access is from Old Castle Road. The site is overlooked from Old Sarum. The site slopes downwards from south to north. There is a clump of trees to the south eastern corner of the site, adjacent. Existing residential development to the south west of the site. Farm buildings about the northern boundary of the site.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this large greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows and tree belts on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	No river corridors within or adjacent to this site. There is a significant tree belt and hedgerow at the southern and south-western boundaries. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. There is a significant tree belt and hedgerow at the southern and south-western boundaries which should be retained and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 1</b>	

There are no designated or non-designated biodiversity features within or adjacent to this site. There is a significant tree belt and hedgerow at the southern and south-western boundaries which should be retained and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the northern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>

5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the northern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>Development of this site is unlikely to lead to the loss of Grade 1, 2 or 3a Best and Most Versatile agricultural land.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is achievable.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be

new development?	supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is capacity in relation to water supply with only minor upsizing works needed. No local sewers available. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 3</b></p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. There is</p>	

capacity available in relation to water supply with minor upsizing works. There are no local sewers available however. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Development of this site will lead to an increase in demand for water and there are significant issues of concern with this site due to its location within the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required as well as an assessment of noise from nearby Old Sarum airfield and the public house.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> is most likely to arise from residents' private</p>

particulates?	car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Castle Road (A345). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>10</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre and is not in close proximity. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

<sup>10</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne



**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 4**

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies A road traffic noise assessment will be required as well as an assessment of noise from nearby Old Sarum airfield and the public house.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre and is not in close proximity. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site for housing is likely to have minor adverse effects against this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p>

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, due to the size of the site a Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A Flood Risk Assessment would be required. Overall, minor adverse effects considered likely overall against this objective and mitigation is considered achievable.	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	This site is directly adjacent to the Stratford Sub Castle Conservation Area and approx. 100m from Old Castle Inn listed building. The site is in a very sensitive part of the setting of Old Sarum monument and airfield Conservation Area. Views to and from Old Sarum will be severely impacted by development on this site.
2. Ensure appropriate archaeological assessment prior to development?	The site is considered to have high / very high archaeological potential. Parts of the site have had past archaeological works. Assessment and consideration of the setting of Old Sarum scheduled monument would be required prior to any future planning application.  Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains

<p>and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>and enhances the distinctiveness of settlements through high quality design. However, this site is in a very sensitive location and development of this site is likely to significantly impact on the character and distinctiveness of the Conservation Areas, surrounding buildings and heritage assets.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</p>
<p><b>Assessment outcome (on balance) - - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 6</b></p> <p>This site is directly adjacent to the Stratford Sub Castle Conservation Area and approx. 100m from Old Castle Inn listed building. The site is also in a very sensitive part of the setting of Old Sarum monument and airfield CA. Views to and from Old Sarum are likely to be severely impacted by development on this site. Development of this site is likely to significantly impact on the character and distinctiveness of surrounding buildings and heritage assets.</p> <p>The site has a high/very high archaeological potential - with parts of the site having had archaeological works done previously. An assessment and consideration of the setting of the Old Sarum SM would be required.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.</p> <p>This site is in such a prominent position within the landscape that it would be extremely difficult to mitigate/offset the conservation and archaeological issues being raised.</p> <p>Overall, major adverse effects are considered likely against this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p>	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting with high intervisibility. This is a visually sensitive site due to its located adjacent to the Stratford Sub Castle conservation area.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment<sup>11</sup>.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There will be a requirement for a GI buffer to any mature trees/woodland / hedgerows and to mitigate potential visual impacts.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>12</sup> ?	The site is located within a Special Landscape Area (saved SDLP policy C6).

<sup>11</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>12</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. There are no PROWS within or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>The site is located in a rural fringe setting with high intervisibility. This is a visually sensitive site due to its located adjacent to the Stratford Sub Castle conservation area. The site is located within a Special Landscape Area (saved SDLP policy C6). Development of this site would result in the loss of arable fields within the settling of Old Sarum. Development on this site would be detrimental to the views in and out of Old Sarum as the site is within a prominent, open location.</p> <p>Overall, moderate adverse effects on the landscape are considered likely due to the location of the site within the Setting of Old Sarum.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for

housing in the towns to accommodate employment expansion?	accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site for approximately 187 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.  On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to

most deprived areas?	access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is unclear if the school could be expanded to cater for demand from a site of this size. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of approx. 187 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre, but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p> <p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand</p>	



generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is not clear that any expansion of St Mark's could deal with the additional demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is quite removed from the city centre of Salisbury therefore residents would rely on the private car, although there is a frequent bus route from Castle Road which goes into the centre.  Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 10**

The site is quite removed from the city centre of Salisbury therefore residents would rely on the private car, although there is a frequent bus route from Castle Road which goes into the centre. The site is not considered to be in an accessible location for walking and cycling to key local facilities, therefore development is likely to generate additional traffic on the local road network.

Overall, this site is considered to have minor adverse effects against this objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a small number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
Development of the site would not lead to the loss of designated employment land.	
Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.	
Overall, minor benefits are considered likely against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.

**Assessment outcome (on balance) +**

**SUMMARY OF SA OBJECTIVE 12**

Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.

Overall, minor benefits are considered likely against this objective.

**Site S1027 - North of Netherhampton Road, Salisbury**

**Site context**

Site size: 5.65ha      Site capacity: approximately 127 dwellings

The site is in arable use with the River Avon valley to the north of the site. There is an existing residential development to the east of the site and there is access from Netherhampton Road which is adjacent to the site in the south. Hedgerows and some mature trees on site boundary.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.

locally designated sites) and creating biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within or adjacent to this site, including trees and hedgerows on the site boundary.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Trees lie to the northern boundary of the site and should be retained wherever possible and enhanced. Additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas

11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 1</b></p> <p>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. Further ecological assessment of this site will be required.</p> <p>There are no designated or non-designated biodiversity features within or adjacent to this site. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
2. Maximise reuse of previously developed land where	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.

possible/appropriate?	
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
6. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
7. Protect the best and most versatile appropriate and available agricultural land?	This site contains some BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the scale of development likely compared to other sites in this area of search such a loss would be minor to negligible. Where possible, development on this site should be located so as to reduce the loss of BMV land.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 2</b>	
<p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>This site contains some BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the scale of development likely compared to other sites in this area of search such a loss would be minor to negligible. Where possible, development on this site should be located</p>	

so as to reduce the loss of BMV land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is considered achievable.

**SA objective 3. Use and manage water resources in a sustainable manner**

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers.  Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water

water quality?	quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 3</b></p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</p> <p>There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. Potential impacts of increased water abstraction and sewage discharges will need to be considered further.</p> <p>It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Overall, development of this site will lead to an increase in demand for water and there are significant issues of concern, as highlighted, due to its location within the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall



	<p>within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and less than 1km from Salisbury Hospital, therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the eastern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise and noise from nearby industrial uses will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Netherhampton Road (A3094). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>13</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	

<sup>13</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Development of the site for housing is likely to some lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise and noise from nearby industrial uses will be required.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site is likely to have minor adverse effects against this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**  
 Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy.

These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. A sufficient buffer zone should be left between any new development and the wind breaker trees on the southern boundary of the site.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p> <p>However, this is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration will not work. Any discharge into the local watercourses must be at a controlled rate. Flood zone 2/3 adjacent to the site.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. A Flood Risk Assessment would be required.</p>

5. Protect and enhance the natural function of floodplains?	The development of the site has the potential to affect the areal extent and function of the floodplain and a sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 5b</b></p> <p>The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. However, this is a groundwater area. Any discharge into the local watercourses must be at a controlled rate.</p> <p>It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2/3. Overall, minor adverse effects are considered likely against this objective.</p>	
<p><b>SA objective 6. Protect, maintain and enhance the historic environment</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. There would be no impact on designated heritage assets but it is a fairly sensitive location in terms of setting of the cathedral, views towards it and potential harm to the setting. Although there is a substantial amount of existing residential development to the east, between this site and the cathedral.
2. Ensure appropriate archaeological assessment prior to development?	<p>The site is considered to have medium archaeological potential and assessment would be required in support of any planning application.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created by altering post medieval fields which enclosed meadow land – common / frequent landscape character.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>This site is not considered to impact on designated heritage assets but is located in an area that is sensitive in terms of the setting of the cathedral and views towards it. The site has medium archaeological potential and an archaeological assessment would be required in support of any subsequent planning application.</p> <p>A Heritage Impact Assessment would need to be undertaken prior to planning application stage to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how/if these could be mitigated.</p> <p>Overall, minor adverse effects are considered likely against this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	There are no landscape designations in this area. The site is located in a rural fringe setting with low intervisibility. Development of the site would result in the loss of an arable field.

countryside?	Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings.  The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment <sup>14</sup> .
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>15</sup> ?	The site does not fall within the boundary or near to any statutory landscape designations.
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. There are no PROW's within or adjacent to the site.
6. Protect the Western Wiltshire Green	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness

<sup>14</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>15</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Belt from inappropriate development?	of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>There are no landscape designations in this area. The site is located in a rural fringe setting with low intervisibility. Development of the site would result in the loss of an arable field. Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings. There would be a requirement for a GI buffer to any mature trees and hedgerows within the site and along the site boundaries.</p> <p>Overall, some minor adverse effects on the landscape are likely but there is potential for mitigation measures to reduce the extent of effects.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.



6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + +</b>	
<p><b>SUMMARY OF SA OBJECTIVE 8</b></p> <p>Delivery of this site for approximately 127 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.</p>	
<p><b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If</p>

	this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 9</b>	
<p>The provision of approximately 127 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support</p>	

additional patient capacity.

The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is not within reasonable walking distance to the city centre, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 10**

The site is located to the south of Salisbury, 1km from the city centre. The site is in a location that could help reduce the need to travel and/or reliance on the private

<p>car. However, development here may contribute to congestion at Harnham Gyratory and on A3094 Harnham Road.</p> <p>Overall, this site is considered as having a minor adverse effects against this objective.</p>	
<p><b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.</p>
<p><b>Assessment outcome (on balance) +</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 11</b></p> <p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development would increase the local population and could contribute to the local economy through use of local shops and services.. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.</p> <p>Overall, minor benefits are considered likely against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road and would support its viability. Development of the site would not lead to the loss of designated employment land.</p>

2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	
<p><b>SUMMARY OF SA OBJECTIVE 12</b></p> <p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road and would support its viability. It also has the potential to support the vitality and viability of other existing employment areas.</p> <p>Overall, minor benefits are considered likely against this objective.</p>	

**Site S1028 - Land at Netherhampton Road, Salisbury**

<p><b>Site context</b></p> <p>Site size: 79.6ha      Site capacity: approximately 1195 dwellings</p> <p>The site is large and in arable use, on the western edge of Salisbury. The landscape becomes higher to the south of the site. The site forms part of a backdrop to views towards Salisbury Cathedral from the western approach to the city.</p> <p>The site is undulating with the lowest part of the site at the northern edge which abuts Netherhampton Rd. On the adjacent land (east of the site) is Harnham Business Park. The boundary continues east onto higher ground towards Harnham Hill. This is a steep north facing slope next to the site boundary that is wooded and near to a former chalk pit (SSSI) which is immediately east of the site. A bridleway (NHAM10) and a footpath (NHAM6) cross the easternmost part of the site before combining and the bridleway continues to head west and then south before joining the Old Shaftsbury Drove (BRIT19).</p> <p>Adjacent to the west of the site are some sports pitches and the Salisbury Auction Centre. Two low voltage overhead lines cross the eastern and western parts of the site.</p>
<p><b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b></p> <p>Decision Aiding Questions. Will the development site...</p>

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. The site is currently in arable use and has the potential to make appropriate, significant provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The Lower Avon is a high risk catchment and this development would discharge into it via the Petersfinger Sewage treatment Works. Developer contributions are unlikely to be sufficient to resolve this matter. Changes to the discharge consent limits at the Petersfinger STW are likely to be required. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>An appropriate buffer should be incorporated to protect and enhance the Harnham Slope CWS as well as West Harnham Chalk Pit SSSI adjacent in the east of the site. This site is protected as a SSSI for its geological interest. Informal recreational use of the chalk pit can be expected to significantly increase as a result of the development as the site is open and accessible. Apart from any possible risk to geological interests, there would be a significant health and safety risk for children using the site because of the sheer vertical drop which is accessible from the top footpath.</p> <p>The presence of badgers will be a consideration for any future development of this site. There is a large main sett located behind the electricity sub-station on the former Harnham Trading Estate.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is unlikely that development of this site would lead to greater community engagement with biodiversity. This large site is in intensive arable use. However, there is significant potential to increase the biodiversity interest of this site through tree planting, provision of public open space and landscaping, and also through other Green Infrastructure provision.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features, including any trees and hedgerows on the site boundaries and West Harnham Chalk Pit SSSI.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering a significant amount of multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p>

7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Any trees or hedgerows within the site or at the site boundaries should be protected and enhanced.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 1**

Development of this large greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate, significant provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. Further ecological assessment of this site will be required.

Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features, including any trees and hedgerows on the site boundaries, within the site, and to West Harnham Chalk Pit SSSI and Harnham Slope CWS.

The presence of badgers, and other protected and notable species, will be a consideration for any future development of this site.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered

problematic.	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partly unclassified and also a mixture of both Grade 3a and Grade 2 Agricultural Land Classification. Therefore development of this site may lead to a loss of Best and Most Versatile agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV land.



7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a large greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>This site is partly unclassified and also a mixture of both Grade 3a and Grade 2 Agricultural Land Classification. Therefore development of this site may lead to a loss of Best and Most Versatile agricultural land.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is currently no local water capacity available for a development of this scale. A Capacity Appraisal will be needed to confirm the scope and extent of strategic works required
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.

<p>saving measures such as rainwater harvesting and water metering?</p>	<p>water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no local water supply capacity available for a development of this scale. Capacity appraisal would be needed to confirm the scope and extent of strategic works to service new development. There is no capacity in local sewers for a development of this scale. FW disposal will require capacity appraisal and strategic works to service new development. There is no programmed works until 2020.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 3</b></p> <p>Residential development on this site will lead to an increase in demand for water in the area. However, there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand but this must be proven through a Capacity Appraisal which will confirm the scope and extent of strategic works required to service new development on this site. The site is not covered by a Source Protection Zone.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p>	

<p>Overall, given the anticipated size of residential development, the need for a water capacity appraisal and location within the Hampshire Avon river catchment, moderate adverse effects are considered likely against this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development of this site is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury and vehicle movements are able to be mitigated.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing will lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Along the eastern and western boundaries of the site lie existing commercial and residential development, therefore the site is already affected by some noise and light pollution from existing premises. Noise impact assessment to include noise from: Harnham Trading Estate; Harnham Business Park; the Auction Centre; sports pitches and road traffic on Netherhampton Road.</p> <p>Any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Netherhampton Road (A3094). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>16</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.7km of the boundary.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre. Vehicle usage is likely to increase in the area but mitigation measures are possible, for example through increasing and improving existing public transport accessibility along Netherhampton Rd.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	

<sup>16</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Noise impact assessment to include noise from: Harnham Trading Estate; Harnham Business Park; the Auction Centre; sports pitches and road traffic on Netherhampton Road.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.7km of the boundary.

Overall, development of this site for housing is considered likely to have minor adverse effects against this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located fully within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>The Wiltshire Council Drainage Team has commented that there is the possibility of Groundwater and surface water issues. Groundwater monitoring should be in line with the Council's Groundwater Policy.</p> <p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment would be required due to the size of the site.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5b**

The site is located fully in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A Flood Risk Assessment would be required due to the size of the site. Overall it is considered that there are no insurmountable barriers that would preclude development of this site.

Minor adverse effects are considered likely against this objective.

**SA objective 6. Protect, maintain and enhance the historic environment**

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &amp; Gardens?</p>	<p>This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings. It is considered that there would be few impacts on designated heritage assets in the area.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>This site has high archaeological potential. Known archaeology within the site includes prehistoric barrows, field systems and enclosures. However, this is a very large site and the exact extent of archaeological works is not certain. Further assessment is required prior to any future planning application. It is possible that the area of archaeological interest only covers a section of this site. Assessment and preservation in situ would be required and is considered possible, depending on the location. The extent of housing development on this site may need to be reduced accordingly, depending on the extent and nature of any findings.</p> <p>In terms of historic landscape the site is made up of modern fields created on former downland, the prior character not legible in modernity. The site has a potentially low historic landscape sensitivity overall.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of potential design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage</p>

design, taking into account the management objectives of Conservation Areas?	assets according to their significance.  This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings.
5 Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>There are no buildings or areas of historical or cultural value within, adjacent to or in proximity to this site that are likely to be adversely affected. The development of this site would cause no impact on designated heritage assets.</p> <p>This site has high archaeological potential. However, this is a large site and the exact extent of archaeological works is not certain. It is possible that the area of archaeological interest only covers a section of this site. Assessment and preservation in situ would be required and is considered possible, depending on the location. Further assessment is required. The extent of housing development on this site may need to be reduced within the site accordingly, depending on the extent and nature of any findings. Assessment and preservation in situ would be required.</p> <p>In terms of historic landscape the site is made up of modern intensive arable fields created on former downland. The site has a potentially low historic landscape sensitivity overall.</p> <p>Likely effects against this objective are considered to be minor adverse overall, subject to further archaeological assessment and mitigation.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	The site is located in a rural fringe setting with high intervisibility. Part of the site is adjacent to Harnham Business Park. Part



<p>countryside?</p>	<p>of the site to the south is sloping with a localised ridge.</p> <p>This is a fairly visually sensitive location as it forms the backdrop to a number of important views towards Salisbury Cathedral spire. However, there is a considerable amount of existing residential development at Harnham, in between this site and the cathedral. The site is also large enough for significant provision of public open space and GI to be incorporated into the overall design.</p> <p>The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment<sup>17</sup>.</p> <p>Mitigation of landscape effects could include restricting development to lower parts of the site in the north of the site to provide a sufficient visual buffer to open countryside, reducing effects on the setting of the AONB to the south-west and Old Shaftesbury Drove track to the south. The downland setting, rising as a backdrop to the valley floor, should be retained.</p> <p>It will be very important to maintain visual connections to landmark features e.g. the Cathedral, Old Sarum and Netherhampton Church, and to provide accessible places that appreciate key views.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of this large site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to existing public rights of way and increased access to urban greenspaces.</p>

<sup>17</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>18</sup> ?	The edge of the Cranborne Chase AONB lies approx. 2km south-west of this site. No significant impacts on the AONB are considered likely from development of this site. Keeping development below the 75m contour will allow development to relate to the valley floor and provide a sufficient visual buffer to the open countryside without impinging on the setting of the AONB. Any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated.
5. Protect rights of way, open space and common land?	There are PRoWs within the site. Assuming these remain open during construction and operation, no adverse effects are likely on the accessibility of the PROWs. There may be adverse effects on views from these PRoWs (sensitive visual receptors), however these could be somewhat mitigated through GI buffers.  There is no designated open space or common land within the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
The site is situated south of Netherhampton Road, adjacent to Harnham Business Park. Development of the site would result in the loss of arable fields. Part of the site to the south is sloping with a localised ridge. This is a fairly visually sensitive location as it forms the backdrop to a number of views towards Salisbury Cathedral spire. However, there is a considerable amount of existing residential development at Harnham, in between this site and the cathedral. The site is also large enough for significant open space and GI to be incorporated into the overall design.	

<sup>18</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Mitigation of landscape effects could include restricting development to lower parts of the site in the north of the site to provide a sufficient visual buffer to open countryside, reducing effects on the setting of the AONB to the south-west and Old Shaftesbury Drove track to the south. The downland setting, rising as a backdrop to the valley floor, should be retained.

It will be important to maintain visual connections to landmark features e.g. the Cathedral, Old Sarum and Netherhampton Church, and to provide accessible places that appreciate key views. There will be a requirement for a GI buffer to protect any mature trees and enhance hedgerows along the site boundaries and within the site and to mitigate the effect on the views from the bridleway through the site.

Overall, it is considered that development of this site would have minor adverse effects against this objective.

**SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures**

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.

7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site for approx. 1195 dwellings would contribute significantly towards Wiltshire's and Salisbury's housing supply. A development of this size on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide significant opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. Odstock Hospital is also located to the south of Salisbury and therefore more accessible from this site than from some other parts of the city.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would significantly increase opportunities for

most deprived areas?	local people to access a wide range of house types, sizes and tenures, including a significant affordable element, and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion.</p> <p>The size of this site would make primary school provision onsite essential and this is considered possible given its size. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), will be required onsite for any development to proceed for the number of dwellings anticipated. Full primary S106 contribution will be required towards the new school.</p> <p>All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>

**Assessment outcome (on balance) + +**

**SUMMARY OF SA OBJECTIVE 9**

The provision of approx. 1195 dwellings on this site is likely to have significant benefits against this objective because it could provide a significant level of housing and a wide range of types, sizes and tenures, including a significant affordable element, to meet the housing needs of a wide cross-section of the community. This could help to reduce poverty and deprivation in the local and wider community and help to promote more inclusive and self-contained communities. Housing provision on this scale will also provide a significantly larger workforce for local businesses and provide many short-term construction jobs.

The size of this site could allow substantial provision of infrastructure, public open space and other community facilities, and may allow an element of mixed-uses. Issues highlighted concerning capacity of local primary schools in this part of Salisbury could be overcome through onsite provision of a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils). The provision of a new primary school onsite is considered to be essential for development of this site to be taken forward. It is considered that such facilities could be easily accommodated onsite given the site size.

Overall, it is considered that the scale of housing anticipated, and other infrastructure, including community, retail and education facilities that could be accommodated

on this site would lead to moderate benefits against this objective.	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The site is considered to be large enough to incorporate walking and cycling infrastructure onsite. Cycling and walking accessibility from this site to the city centre and other key trip generators would need to be significantly improved to mitigate impacts of increased travel movements.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	This site is not considered to be within walking distance of most services and facilities in Salisbury. A development of this size will inevitably increase private car use and travel movements in the area, however, the size of this site will also allow for significant improvements in existing public transport accessibility in this area along Netherhampton Rd. Development of this site must be accompanied with significant improvements in walking/cycling/public transport infrastructure and highways infrastructure to allow additional travel movements to be mitigated.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 10</b>	
<p>The site is located to the South of Salisbury, 1.7km from the city centre. This site is in a fairly accessible location for the city centre that could help reduce the need to travel and/or reliance on the private car. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated. There are currently 2 buses per hour from here into Salisbury City centre and there is strong potential to improve this situation, assuming the whole site is developed, as more dwellings should result in more frequent bus services.</p> <p>The site is considered to be large enough to incorporate walking and cycling infrastructure onsite. Cycling and walking accessibility from this site to the city centre and other key trip generators would need to be improved to mitigate impacts of increased travel movements.</p> <p>PRoWs run along the boundary and through the middle of the site. Assuming these remain open during construction and operation, or redirected if required, no</p>	

adverse effects are considered likely.

Public transport services into the city centre particularly could benefit with more frequent services likely as a result of this scale of development.

Overall, this site is considered as having minor adverse effects against this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a large number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre. The site is also large enough to potentially provide significant retail, employment and community facilities on-site.
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2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would assist in the support of rural services and facilities because of the positive impacts of this number of new homes.
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**Assessment outcome (on balance) + + +**

**SUMMARY OF SA OBJECTIVE 11**

The development of this site will significantly boost the local population, helping to increase the viability of local services, facilities and businesses.

Development of this site will create significant construction jobs in the short-term and provide a significantly increased workforce for local businesses in the medium-long term.

Development will not lead to the loss of designated employment land. The size of this site could allow for mixed-use development that could generate local employment. Overall, major benefits are considered likely against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for a significant amount of housing would have the potential to support the vitality and viability of existing employment areas. The site lies in close proximity to the Business Park and
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	Trading Estate on Netherhampton Road. Development of the site would not lead to the loss of designated employment land and is large enough to potentially support mixed-use development that could generate local employment.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for significant housing growth would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide a significantly increased workforce for local businesses.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
<p>Development of the site would not lead to the loss of designated employment land. Housing development would generate significant direct and indirect construction employment, and help stimulate the local economy once built. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road. It also has the potential to support the vitality and viability of other existing employment areas.</p> <p>Overall, major benefits are considered likely against this objective due to the size of the site, number of new dwellings expected and that the site could incorporate mixed-use development that could include employment uses.</p>	

**Site 3187 - Land at Harnham Business Park, Salisbury**

<p><b>Site context</b></p> <p>Site size: 1.39ha      Site capacity: approximately 33 dwellings</p> <p>The site is located adjacent to the A3094 Netherhampton Rd. It is a vacant employment site. To the rear of the site are business units associated with Harnham Business Park. The site itself comprises two separate parcels of land either side of the existing access to the business park and currently comprises hardstanding/construction waste. The site is set back from the road with some mature trees along the site frontage as part of the wide verge. The site is relatively flat. Beyond the business park southwards, the land rises and a ridgeline is clearly visible (Harnham Hill).</p>
<p><b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b></p> <p>Decision Aiding Questions. Will the development site...</p>



1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	There are no designated or non-designated biodiversity features within or adjacent to this site. The site comprises previously developed land, with land to the south now developed for business uses. Development would be unlikely to fragment existing habitats or prejudice future biodiversity restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. The development of the site for housing is unlikely to result in greater engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors or green corridors within or adjacent to this site. Protection should be given to mature trees along the boundary with the A3094 and where necessary and appropriate these should be enhanced with additional planting.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure either on or off-site.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not adversely affect ancient woodland features.

9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 1</b></p> <p>There are no designated or non-designated biodiversity features within or adjacent to this site. The site comprises previously developed land. Mature trees on the boundaries of the site are the subject of a TPO and would need to be retained as part of any development proposals. Further ecological assessment of this site will be required.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC that are considered problematic to mitigate.</p>	
<p><b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the southern edge of Salisbury. Adjacent residential development is relatively high density and there is no reason why development on this site should not follow a similar form or scale. The city centre is 2 miles walking distance which is not reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access many of the city centre services which are not within walking or cycling distance.

2. Maximise reuse of previously developed land where possible/appropriate?	The site is previously developed land having previously been occupied by SSEB. The land to the rear of the site has been redeveloped and contains several warehouses which are in use. Development for housing would maximise the use of previously developed land but at the expense of existing employment land.
3. Encourage remediation of contaminated land?	On the basis of available evidence and given it is previously used land it is considered that the potential for possible contamination should be investigated and if necessary, remediation identified in support of any development proposals.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	The site is not in agricultural use. This is a brownfield site and therefore development would not lead to the loss of BMV agricultural land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) +</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>The site is located on previously developed land and immediately to the south of the site are warehouses which are operational. There could potentially be contamination issues which would require a higher level of remediation for residential use. The site is not reasonably well located to the city centre but there is scope to maximise the use of land. The site is not located within a designated Mineral Safeguarding Area, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, considering the site is located on previously developed land, the effects are likely to be minor beneficial against this objective.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.  Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is limited foul capacity available to accommodate between 20-30 dwellings.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company, particularly given works required for the supply of water and foul drainage capacity.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	The site is located in an area which is susceptible to seasonal groundwater levels which would need to be monitored in accordance with the Council's Groundwater Strategy. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) --</b>	
<b>SUMMARY OF SA OBJECTIVE 3</b>	

In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is limited foul capacity available to accommodate between 20-30 dwellings.

The site is located in an area which is susceptible to seasonal groundwater levels which would need to be monitored in accordance with the Council's Groundwater Strategy. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Overall, moderate adverse effects are considered likely overall against this objective due to the sites location within the Hampshire Avon catchment.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 500m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Noise impact assessment to include road traffic and industrial uses to the east, south and west. Odour and light from the industrial uses must also be assessed. Due to these adjacent industrial uses high density housing may not be appropriate across the whole site. There appears to be an electricity sub-station in the middle of the site; noise from this will need to be assessed. Detailed contaminated land assessment will also be required as site is potentially contaminated.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>19</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	

<sup>19</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Noise impact assessment to include road traffic and industrial uses to the east, south and west. Odour and light from the industrial uses must also be assessed. Due to these adjacent industrial uses high density housing may not be appropriate across the whole site. There appears to be an electricity sub-station in the middle of the site; noise from this will need to be assessed. Detailed contaminated land assessment will also be required as site is potentially contaminated.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site for housing is likely to have minor adverse effects against this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>This site is in a groundwater area, and there are records of surface water flooding affecting part of site. In addition, soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable</p>	<p>This site is in a groundwater area. Soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site.</p>



Drainage Systems (SuDS)?	
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>However, there are issues in relation to groundwater and the use of SuDS. This site is in a groundwater area, and there are records of surface water flooding affecting part of site. In addition, soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site. A Flood Risk Assessment would be required.</p> <p>Overall, given the vulnerabilities of this site in a groundwater area, moderate adverse effects are considered likely against this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	This site is not located within a conservation area, neither is it located in close proximity to any listed buildings. This site would have no impact on designated heritage assets, or on views towards the cathedral.
2. Ensure appropriate archaeological assessment prior to development?	This site is considered to have low archaeological potential. There are no known features but the site does have potential, therefore assessment would be required prior to any future planning application. Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as part of a modern business park built on post medieval fields – previous landscape character is not legible.
3. Promote sensitive re-use of	The site is currently hard standing but with no existing buildings, and as such no opportunity to reuse historical buildings or

historical buildings and buildings of significant local interest, where appropriate?	buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.  This site is not located within a conservation area, neither is it located in close proximity to any listed buildings.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) 0</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>The site is outside of any conservation area and there are no listed buildings in proximity of the site. Therefore development on this site would have few impacts on designated heritage assets, or on views towards the cathedral. In addition the site is considered to have a low archaeological potential.</p> <p>With regard to SA Objective 6, it is considered that there would be neutral effects from delivering housing on this site.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	There are no landscape designations in the area. The site is located in an urban fringe setting with low intervisibility.  The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology,

	according to the Wiltshire Landscape Character Assessment <sup>20</sup> .
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There are hedgerows on the site which should be conserved and enhanced and there would be a requirement for a GI buffer to woodland / TPOs.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>21</sup> ?	The Site does not fall within the boundary or near to any statutory landscape designations.
5. Protect rights of way, open space and common land?	There are no public rights of way running through or in close proximity to the site. There is no designated open space or common land within or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.

<sup>20</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>21</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 7**

The site does not fall within the boundary or near to any statutory landscape designations. Green infrastructure buffers would be required to mature hedgerow / woodland and to TPOs. Overall it is considered that there would be minor adverse effects on the landscape from development of this site.

**SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures**

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.

isolated dwellings?	
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site for approx. 33 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and minor benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.  On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term

	construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), will be required for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 9**

The provision of approximately 33 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.

This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required for any further development to proceed in this area. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings

that could be delivered.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 10**

The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area. Overall, development of this site is likely to have minor adverse effects against this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.</p> <p>However, development of this site would lead to the direct loss of designated employment land. This would eliminate employment land and opportunities in Salisbury which would be extremely detrimental and against Core Strategy Policies</p>
<p>2. Support the rural economy?</p>	<p>The site would increase the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities. However, the loss of employment land may also lead to the loss of jobs for people living in rural areas around Salisbury.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 11</b></p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.</p> <p>However, development of this site would lead to the direct loss of designated employment land. This would eliminate employment land in Salisbury which would be detrimental and not in accordance with Core Strategy Policies.</p> <p>Overall, moderate adverse effects are considered likely against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>Development of this site would lead to the direct loss of designated employment land. This would eliminate employment land and opportunities in Salisbury which would be extremely detrimental and against Core Strategy Policies</p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p>In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. However, development of this site would lead to the direct loss of employment land and jobs.</p>
<p><b>Assessment outcome (on balance) - - -</b></p>	



**SUMMARY OF SA OBJECTIVE 12**

Development of this site would lead to the direct loss of designated employment land. Development of this site would significantly adversely affect the industrial estate and therefore development of this site is considered to result in a major adverse effect against this objective.

**Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury**

**Site context**

Site size: 6.6ha Site capacity: approximately 122 dwellings

This site is adjacent to Rowbarrow and Odstock Rd. There is a thick tree boundary along northern boundary with a tree belt along southern boundary. A Public Right of Way runs through the southern part of the site. Views in and out of the site become greater south of the site.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. Woodland belts on the boundaries of the site will need to be buffered from development. However, the site is considered large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p> <p>Woodland belts on the southern and northern boundary of the site will need to be buffered from development. Parts of the site may comprise of calcareous grassland, this would be a major constraint to development - potentially making it inappropriate or requiring a significant offset.</p>

3. Result in greater community engagement with biodiversity?	The development of the site for housing would be unlikely to lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a woodland belt to the north and south of site and hedgerow border around the northern and western boundaries of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows border all fields and should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. If the site is comprised of calcareous grassland, this would be a constraint to development potentially requiring a significant offset.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 1**

Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. Woodland belts on the boundaries of the site will need to be buffered from development. Woodland belts provide linkages through / around Harnham and the wider countryside. However, the site is considered large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.

If the site is comprised of calcareous grassland, this would be a constraint to development - potentially requiring a significant offset. Further ecological assessment of this site will be required. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV. Overall, given the size of the development a minor adverse effect is anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>Evidence shows this site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is capacity available from the local Water mains for development at this site.</p> <p>In regards to sewerage infrastructure to cope with demand there is no evidence to suggest that development of this site could not be supported. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no public SW system at this location therefore SW flows to land drainage system within the Salisbury STW catchment. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 3**

Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Overall, moderate adverse effects are considered likely against this objective due to the sites location within the Hampshire Avon catchment.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>The site lies adjacent to the existing Rowbarrow developments constructed by Persimmon Homes and is already affected by noise and light pollution from the existing residential development and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required as well as an assessment of noise from adjacent depot and Park and Ride site.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated</p>

	with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are approx. 100m from the site on Rowbarrow, these could be accessed via the existing footpath; this may help limit the effects of additional traffic emanating from the site. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS <sup>22</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely

<sup>22</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required as well as an assessment of noise from adjacent depot and Park and Ride site.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site for housing is likely to have minor adverse effects against this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Minimise the likely impacts of future development on climate change through appropriate adaptation?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.



3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings</p>

	and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. However, groundwater monitoring should take place in line with the Council's groundwater strategy.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Due to the size of the site, a Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5b</b>	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. Due to the size of the site, a Flood Risk Assessment would be required.</p> <p>Overall minor adverse effects considered likely against this objective and mitigation is considered achievable.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site lies outside of any conservation areas and is not in close proximity to any listed buildings. A small section of the site in the southern corner is located within the boundary of Woodbury Ancient Villages Scheduled Monument. It is considered that there may be significant adverse impacts on this designation from new housing development.
2. Ensure appropriate archaeological	This site has high archaeological potential. This is a site of a scheduled Iron Age settlement and Palaeolithic site (not scheduled but of International significance). Full assessment prior to any future planning application and scheduled

assessment prior to development?	<p>monument consent would be required.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created but altering post medieval fields – common / frequent landscape character.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site lies outside of any conservation areas and is not in close proximity to any listed buildings.</p> <p>Development of the site has the potential to appropriately protect and enhance designated heritage assets according to their significance. Particular attention would need to be given to mitigating any impacts on Woodbury Ancient Villages Scheduled Monument.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>The site lies outside of any conservation areas and is not in close proximity to any listed buildings. However the southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument. It is considered that there may be significant adverse impacts on this designation from new housing development. This site has high archaeological potential. Part of the site is the site of a scheduled Iron Age settlement and palaeolithic site of international significance. Full assessment and scheduled monument consent would be required</p>	

A Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.

Overall, it is considered that there are moderate adverse effects likely against this objective.

**SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting. This is a sloping site partly within Woodbury Ancient Villages Scheduled Monument.  The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment <sup>23</sup> .
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. A GI buffer would be required to screen the site from the SAM and TPO woodland.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.

<sup>23</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>24</sup> ?	The site is located within a Special Landscape Area (saved SDLP policy C6).
5. Protect rights of way, open space and common land?	PRoW BRIT8 runs to the south of the site from which there are open views of the site and it is used by dog walkers frequently. Assuming this right of way remains open during construction and operation, no adverse effects are likely. There is no designated open space or common land within the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 7</b></p> <p>The site is located in a rural fringe setting. There is a PRoW located on the southern boundary of the site and development of this site would have likely adverse effects on views from the PROW. The site is located within a Special Landscape Area (saved SDLP policy C6).</p> <p>Overall, minor adverse effects are considered likely against this objective..</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	

<sup>24</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site for approx.122 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that

<p>from the site?</p>	<p>could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of approx. 122 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide short-term construction jobs and provide a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p> <p>The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p>	
<p><b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.</p>



2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is a frequent bus route within 100m of the site and the Park & Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 10</b>	
<p>The site is located to the South of Salisbury, 1.7km from the city centre. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury.</p> <p>A PRoW runs along a section to the south of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are likely.</p> <p>There is a frequent bus route within 100m of the site and the Park &amp; Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.</p> <p>Overall, this site is considered as having a minor adverse effect against this objective.</p>	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would increase the number of homes in Salisbury and thereby increase the population of the area. This would

	potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
<p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.</p> <p>Overall, minor benefits are considered likely against this objective.</p>	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.</p> <p>Overall, minor benefits likely against this objective due to the size of the site and number of new dwellings expected.</p>	

**Site 3421 – Land adjacent A354, Harnham, Salisbury**

<b>Site context</b>	
Site size: 21.9ha      Site capacity: approximately 330 dwellings	
This site is situated to the south of Harnham, adjacent to the A354 in the west. In arable use. Hedgerow boundary surrounds the whole of the site except eastern boundary. Site is sloping and views out from site are picturesque.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and the protected tree belt along the northern boundary of the site. Woodland belts provide linkages through / around Harnham and the wider countryside. .
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.  Woodland belts, the subject of a group TPO along the northern boundary of the site will need to be buffered from development as these provide linkages through/around Harnham and the wider countryside.  The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	Development of the site for housing would be unlikely to result in greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a woodland belt to north of site and hedgerow border around the southern and western boundaries of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows border all fields and should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Some buffering of adjacent woodland will be necessary, but relatively minor in the context of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.  Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 1</b>	
Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and the protected tree belt along the northern boundary of the site. The woodland belts will need to be buffered from development as these provide linkages through/around Harnham	

and the wider countryside. Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</p>

6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 2</b></p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>Evidence shows this site as partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. For the former water mains which cross the site, statutory easement applies. Local connection is available. The sewer supply is long off site connecting sewer/rising main to Odstock Road.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing

	development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen. The sewer supply is long off site connecting sewer/rising main to Odstock Road.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no public SW system at this location therefore SW flows to land drainage system within the Salisbury STW catchment. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 3</b>	
Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.	
The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.	

<p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the site's location within the Hampshire Avon catchment.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the northern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Coombe Road (A354). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or</p>	<p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within</p>



near to AQMAS <sup>25</sup> ?	approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local	

<sup>25</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

plan policy and advice from relevant bodies.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site is considered likely to have minor adverse effects against this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Site is on the edge of a development area therefore foul drainage systems in the area will be small bore and need capacity improvement.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Due to the size of the site a Flood Risk Assessment would be required.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 5b**

The site is located in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Due to the size of the site a Flood Risk Assessment would be required.

It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. However, underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development.

Overall minor adverse effects are considered likely against this objective and mitigation is considered achievable.

**SA objective 6. Protect, maintain and enhance the historic environment**

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is not situated within or in proximity to any conservation area and is not in close proximity to any listed buildings. However, the site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some adverse impacts on this designation from new housing development.
2. Ensure appropriate archaeological assessment prior to development?	The site is considered to have medium to high archaeological potential. The eastern part of the site lies adjacent to the boundary of a scheduled monument. Full assessment prior to any future planning application and scheduled monument consent may be required. Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields enclosed from downland – a common / frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance – particular attention would

design, taking into account the management objectives of Conservation Areas?	<p>need to be given to mitigating any impacts on Woodbury Ancient Villages Scheduled Monument.</p> <p>The site is not situated within or in proximity to any conservation area and is not in close proximity to any listed buildings.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
<p>The site is not situated within or in proximity to a Conservation Area and is not in close proximity to any listed buildings. However, the site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some adverse impacts on this designation from new housing development.</p> <p>The site is considered to have medium to high archaeological potential. The eastern part of the site lies adjacent to the boundary of a scheduled monument. Full assessment and scheduled monument consent may be required.</p> <p>A detailed Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.</p> <p>Overall it is considered that there are likely to be moderate adverse effects against this objective due to the proximity of the scheduled monument and the medium to high archaeological potential of this site.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting with high intervisibility.

countryside?	<p>This is a large sloping site on the Avon valley path, TPO woodland and the eastern part of the site is close to Woodbury Villages Scheduled Ancient Monument.</p> <p>The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment<sup>26</sup>.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure (GI). There would be a requirement for a GI buffer to mature trees and hedgerows within and adjacent to the site. A GI buffer could also be provided to limit the impact on views from the SAM to the east.</p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>27</sup> ?	<p>The site is located within a Special Landscape Area (saved SDLP policy C6).</p>
5. Protect rights of way, open space and common land?	<p>Restricted byways SALS99 and BRIT17 run along the southern boundary of the site and PROW BRIT9 runs through the centre of the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. Adverse effects on the views from the PROW (sensitive visual receptor) are considered</p>

<sup>26</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>27</sup> Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

	likely, however, these could be somewhat mitigated through the use of GI buffers.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>The site has high intervisibility and is situated to the west of the Woodbury Ancient Villages Scheduled Monument. The site is located within a Special Landscape Area (saved SDLP policy C6).</p> <p>Restricted byways SALS99 and BRIT17 run along the southern boundary of the site and PROW BRIT9 runs through the centre of the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. Adverse effects on the views from the PROW (sensitive visual receptor) are considered likely however these could be somewhat mitigated through the use of GI buffers.</p> <p>Overall, minor adverse effects are considered likely against this objective.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities,

	services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
Delivery of this site for approximately 330 dwellings would contribute towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.



<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered. In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of approx. 330 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will provide short-term construction jobs and also provide a larger workforce for local businesses.</p>	

This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is not considered to be within walking distance of the city centre but there are public transport options available locally. A development of this size will inevitably increase private car use and travel movements in the area. Development of this site must be accompanied by improvements in walking/cycling/public transport infrastructure and highways infrastructure to allow additional travel movements to be mitigated.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 10**

The site is located to the South of Salisbury, 1.7km from the city centre. The site is not considered to be within walking distance of the city centre but there are public transport options available locally. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.

PRoWs run through the middle and along the southern boundary of the site. Assuming these remain open during construction and operation, or redirected if required, no adverse effects are likely.

For a development of this size, access and highways infrastructure will be required, as well as a detailed transport impact assessment to understand impacts on the local and strategic road network and how these will be mitigated.

Overall, this site is considered as having a minor adverse effect against this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.

**Assessment outcome (on balance) + + +**

**SUMMARY OF SA OBJECTIVE 11**

Development of the site would not lead to the loss of designated employment land.

Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.

Overall, major benefits are likely against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) + +</b>	
<b>SUMMARY OF SA OBJECTIVE 12</b>	
Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.	
Overall, moderate benefits are considered likely against this objective.	

**Site 3554a – Land to the west of Milford Care Home, Salisbury**

<b>Site context</b>
Site size: approximately 4.89ha.      Site capacity: approximately 17 dwellings
The site is currently in use for grazing of horses. This is a greenfield site which is bounded by Milford Mill Road on its north east boundary, the banks of the river Bourne on the north west edge, and a steep railway embankment to the south. An access road (public right of way LAF027) serving Milford House care home forms the southeast boundary. A Public right of way (LAF010) also crosses the site from the junction of Milford Mill Road, connecting with LAF027. An irregular band of trees cuts through the centre of the site, and there are electricity lines which cross part of the site. There are a small number of equestrian related sheds/outbuildings on the site. Occasional noise from passing trains is audible. Small areas of collected surface water are also visible.
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>
Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows and trees on the field boundaries and within the site itself.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The north-west boundary of the site is defined by the river Bourne, which forms part of the River Avon System SAC and SSSI.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</p> <p>The adjacent railway line is likely to be a wildlife corridor for mobile species such as bats. This stretch of the river is known to support otters and water vole. Areas outside of the floodplain may support calcareous grassland. Due to these constraints, limited development potential and site highly constrained.</p> <p>Trees and hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p> <p>Biodiversity features within the site should be protected and enhanced where possible through appropriate buffering and management.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is possible that this site could incorporate some new biodiversity features which could result in greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>The north-west boundary of the site is defined by the river Bourne, which forms part of the River Avon System SAC and SSSI. This river corridor is likely to be significantly impacted by development of this site. Surface water runoff into the river is likely to be an issue with direct hydrological pathways created by surface and groundwater flooding. This stretch of the river is known to support otters and water vole.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site may be capable of delivering some Green Infrastructure that could protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing could be capable of protecting BAP habitats/species. For this site, protection and enhancement of the river Bourne SAC and SSSI, and existing trees and hedgerows on field boundaries will be especially important.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</p>

8. Maintain the existing extent of ancient woodland sites?	There are no areas of ancient woodland within or adjacent to this site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 1**

The site is an irregularly shaped field which is bound by trees and hedgerow, and the banks of the River Bourne, which forms part of the River Avon System SAC and SSSI.

The adjacent railway line is likely to be a wildlife corridor for mobile species such as bats. This stretch of the river is known to support otters and water vole. Areas outside of the floodplain may support calcareous grassland. Due to these constraints, limited development potential and site highly constrained.

Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by ecological assessment.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

Overall it is considered that likely effects would be moderate adverse against this objective and mitigation is considered problematic.

<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. This site is approx. 1.1km from Salisbury city centre and is considered to be reasonably accessible to local services and facilities.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site in pastoral use and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	Evidence indicates that the site contains some unknown filled ground within it that could be an infilled former pond or ditch. While this may not preclude development of the site, this would need to be characterised and any mitigation required undertaken before a residential use could be supported.
4. Ensure the design and layout of new development supports sustainable waste management?	Development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, it is considered that development of this greenfield site could protect and enhance soil quality. There is no evidence at this stage to suggest otherwise. There is also no evidence to suggest any specific soil contamination at this site.
6. Protect the Best and Most Versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

potential?	
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 2</b>	
<p>The site is a greenfield site with no potential to make use of previously developed land. It is within a reasonable distance to the town centre, and other services and facilities. Records indicate that the site contains some unknown filled ground that could be an infilled former pond or ditch. This would need to be investigated and any mitigation implemented before housing on the site could be delivered.</p> <p>There is no up-to-date information on the agricultural land quality of this site. Further information is required to determine if this site contains BMV agricultural land.</p> <p>The site is not located within a designated Mineral Safeguarding Area.</p> <p>On balance, the effects of development at this site are considered to be minor adverse against this objective.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, it is considered that the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>There is limited capacity available from local mains. High probability of network reinforcement required to provide satisfactory service levels. Also, existing public sewers cross the site and statutory easements apply – sewers may need to be diverted. Petersfinger STW catchment.</p>
3. Ensure the installation of water saving measures such as rainwater	In developing this site for housing, consideration would need to be given to the incorporation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water



harvesting and water metering?	utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Development of this site will need to consider provision of on-site and/or off-site surface and foul water drainage and that is considered possible on this site. The majority (western and central) part of the site is recorded as being at risk from surface water flooding<sup>28</sup>. Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 2/3. Access/egress issues due to flooding of local roads.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. Any new development sites will need to consider how best water can be attenuated on-site.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of this site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. There are no known issues with water quality in this area this site is not within a Source Protection Zone. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction

<sup>28</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=413626&northing=130686&address=100121036310&map=SurfaceWater>

**Assessment outcome (on balance) - -**

**SUMMARY OF SA OBJECTIVE 3**

Residential development of the site will lead to an increase in demand for water in the area. However, the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change.

There is limited capacity available from local mains. High probability of network reinforcement required to provide satisfactory service levels. Also, existing public sewers cross the site and statutory easements apply – sewers may need to be diverted.

The majority (western and central) part of the site is recorded as being at risk from surface water flooding<sup>29</sup>. Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 2/3. Access/egress issues due to flooding of local roads.

Due to the relationship of the site with the SAC, 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 selection process.

It is considered that the effects are likely to be moderate adverse against this objective due to the relationship of the site with the SAC and the location of the site within and adjacent to areas of flood risk.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air
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<sup>29</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=413626&northing=130686&address=100121036310&map=SurfaceWater>

quality?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Salisbury, but is within a reasonable distance (approx. 1.1km) to the city centre and within 1km of the shopping facilities along Southampton Road. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.  Noise impacts from the adjoining railway line would need to be assessed, as would noise and potentially odour impact of industrial uses on Southampton Road. The railway is elevated on an embankment at this location so noise attenuation is not likely to be feasible.
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>30</sup> ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary however. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance

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<sup>30</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	<p>targets.</p> <p>Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</p>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of this site for housing is likely to increase traffic on local roads, which may impact on local air quality. This site is approx. 1.1km, and within 1km from the shopping facilities on Southampton Road, so there may be some scope for future residents to walk and cycle rather than relying on the private vehicle. There is an existing bus stop at the end of Milford Mill Road (within 400m of the site) which may help limit the effects of additional traffic emanating from the site to some extent.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
<p>The site is located on the edge of Salisbury, and development is likely to increase local commuter traffic, which may impact on local air quality. The site is located within a reasonable walking/cycling distance from Salisbury city centre, the shopping facilities along Southampton Road, and the site is within 400m from a bus stop. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</p> <p>Overall, it is considered that likely effects will be minor adverse against this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions

gases and ozone depleting substances?	generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 5a</b>	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt	<p>The north-west boundary of the site is formed by the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Development should not take place within Flood Zone 3 and a sufficient buffer zone should be allowed for and incorporated into any development.</p> <p>Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is</p>

<p>to any future flood risk scenarios?</p>	<p>alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable</p>	<p>The location and design of any new development on this site should be planned to reduce the risk of flooding. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. The majority of the site is recorded as being at risk from surface water flooding<sup>31</sup>, and SuDS may not work in this location. Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers.</p>

<sup>31</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=413626&northing=130686&address=100121036310&map=SurfaceWater>

Drainage Systems (SuDS)?	Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 3. Access/egress issues due to flooding of local roads.  Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.
4. Minimise the risk of flooding to people and property (new and existing development)?	The north-west boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern edge of the site within Flood Zone 1. An appropriate buffer zone to the area of flood risk should be incorporated into any development. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	The majority of the site falls in Flood Zone 3 and consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated and the floodplain is protected and enhanced.
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 5b</b></p> <p>The northwest boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Allowing for a buffer to the area of Flood Zone 3 would significantly reduce the developable area and the capacity of the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. A Flood Risk Assessment would be required.</p> <p>Overall, given the extent of the site within Flood Zone 3 and the need to allow a sufficient buffer, it is considered that moderate adverse effects are likely against this objective.</p>	
<p><b>SA objective 6. Protect, maintain and enhance the historic environment</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural	The site is separated from the Salisbury Conservation Area by modern residential development and retail/industrial

<p>value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &amp; Gardens?</p>	<p>development and there is unlikely to be adverse effects on this designation.</p> <p>However, the site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is Scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting i.e. this rural setting contributes to their significance.</p> <p>The need to avoid development in Flood Zone 3 which is the majority of this site and incorporate a sufficient buffer means that development could only take place in the eastern part of the site, next to Milford House. This is likely to cause harm to the setting of the listed building.</p> <p>Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to cause harm and should be avoided.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The archaeological potential here is considered to be High/Medium. There is a medieval settlement immediately to the north at Milford Farm which is a Scheduled Monument. There are known Saxon remains and possibly WW2 antitank defences within the site. There is a known Saxon cemetery that was excavated close by. This site would need to be fully evaluated prior to any future planning application.</p> <p>Historic Landscape Characterisation sensitivity is considered to be low. Modern fields formed by altering post medieval piecemeal fields - elements of these earlier fields are legible. Frequent/common character type.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>There is no conservation area in proximity to this site likely to be adversely affected.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the Historic England 'at risk' register within the site that are likely to be 'saved' through the development of the site.</p>



<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Avebury WHS and its setting.</p>
<p><b>Assessment outcome (on balance) - - -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 6</b></p> <p>The site is located in close proximity to a number of heritage assets. The site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is Scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting i.e. this rural setting contributes to their significance.</p> <p>The need to avoid development in Flood Zone 3, which is the majority of this site, and incorporate a sufficient buffer means that development could only take place in the eastern part of the site, next to Milford House. This is likely to cause harm to the setting of the listed building.</p> <p>Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to cause harm to their significance.</p> <p>On balance, the effects are likely to be major adverse against this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Chalk River Valley (5C Bourne Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment<sup>32</sup>. Development of the site would result in the loss of a grazing field.</p> <p>Railway line embankment adjacent to the southern boundary contains a line of mature woodland and a Green Infrastructure buffer would be required to this embankment.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer some limited potential to deliver Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of this site has the potential to incorporate some new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs<sup>33</sup>?</p>	<p>The site is not located within or in close proximity to any Areas of Outstanding Natural Beauty (AONB). However, a Special Landscape Area is located to the east of the site. Likely effects of any development are not considered to be significant.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>Public right of way (LAF010) crosses the site from the junction of Milford Mill Road, connecting with LAF027. These will need to be protected and enhanced within any new development. It is considered this is possible. There is no open space or</p>

<sup>32</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<sup>33</sup> Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

	common land within the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 7</b>	
<p>Development of the site would result in the loss of a grazing field. Railway line embankment adjacent to the southern boundary contains a line of mature woodland and a Green Infrastructure buffer would be required to this embankment.</p> <p>The site is not located within or in close proximity to any Areas of Outstanding Natural Beauty (AONB). However, a Special Landscape Area is located to the east of the site. Likely effects of any development are not considered to be significant.</p> <p>A public right of way crosses the site, and this would need to be retained through any development of the site.</p> <p>Likely effects against this objective are considered to be minor adverse.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a number of homes at the principle settlement of Salisbury.

5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
<b>Assessment outcome (on balance) +</b>	
<p><b>SUMMARY OF SA OBJECTIVE 8</b></p> <p>Delivery of this site would offer a small contribution towards Wiltshire’s housing supply. The development of the site for housing would help increase the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall the effects are considered to be minor positive against this objective.</p>	
<p><b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate provision of public open space and children’s play areas and accessible cycling and walking routes to local services/ facilities/ employment. The site contains part of the PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.

<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>This site is located 1-2km from a number of GP surgeries which are located in the city centre, with catchment areas which include this site. There is a bus stop within 400m of the site which provides public transport options into the city centre.</p> <p>On the basis of evidence available all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a wide range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Melksham area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Salisbury primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>No specific issues in terms of demand generated for primary pupils given the small number of dwellings anticipated to be delivered. There is sufficient capacity in the local primary school for this number of dwellings or it is able to be expanded.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p><b>Assessment outcome (on balance) +</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 9</b></p> <p>The provision of housing could help reduce poverty and deprivation in the local and wider community through provision of a range of dwelling sizes and tenures and help to promote more inclusive and self-contained communities. This site is located some 1.1km from Salisbury city centre, which is a principle settlement which benefits from a range of services, facilities and employment opportunities. The site is on the periphery of the settlement, although there is a bus stop with services to the city centre within 400m of the site.</p> <p>The site is within the catchment area of a number of city centre GP surgeries. On the basis of evidence available all 6 GP surgeries in Salisbury face capacity issues</p>	

with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

There is sufficient capacity in the local primary school for this very small number of dwellings. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers.

Overall, the effects are considered to be minor positive against this objective.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment. The site could be designed to provide pedestrian and cyclist linkages to with the surrounding road, footpath and public right of way network. The site is approximately 1.1km from the city centre, and is 500m-1km distance to the shopping facilities available on Southampton Road.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services/facilities/employment. There is no evidence to suggest that this site could not incorporate such infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is approximately 1.1km from the city centre, and is 500m-1km distance to the shopping facilities/Principal Employment Area along Southampton Road. The nearest primary school (St Martins) is approximately 600m from the site. The site is within 400m from a bus stop with services to the city centre, and Salisbury train station is approx. 2.2km away.  The only access to this site is via Milford Mill Rd. which is a narrow country lane yet experiences traffic levels beyond its reasonable capacity.

**Assessment outcome (on balance) -**

**SUMMARY OF SA OBJECTIVE 10**

The site adjoins a principal settlement which benefits from a range of services, facilities and employment opportunities. The site is on the periphery of the settlement, with reasonable access to services facilities and employment opportunities within the city. The development of this site is likely to generate some additional vehicle movements on the local road network through private car use, although future residents may make sustainable choices about their mode of travel. Overall it is

considered that the effects of allocating this site would be minor adverse against this objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location – the city centre is approximately 1.1km away from the site. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities.
2. Support the rural economy?	The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. The effects are considered to be minor positive against SA Objective 11.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability and vitality of existing employment areas. However, this site is not being considered in the DPD for employment provision. The site is in close proximity to a Principal Employment Area on Southampton Road. Development of this site for housing may contribute to the vitality and viability of the existing employment area.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
<b>Assessment outcome (on balance) +</b>	

**SUMMARY OF SA OBJECTIVE 12**

Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas. Overall, minor benefits are considered likely against this objective due to the size of the site and number of new dwellings expected.

**Wilton**

**Site s1057 - Land rear of Bulbridge Road, Wilton**

**Site context**

Site size: 13.40ha      Site capacity: approximately 161 dwellings

The site is a large area of agricultural land on the south west edge of Wilton, immediately west of housing on Bulbridge Road and south of Burcombe Lane and Randall's Croft Road. A restricted byway (WILT10) runs along part of the western boundary of the site and marks the edge of the Cranbourne Chase and West Wiltshire Downs AONB. The site slopes down towards northern and eastern boundaries of the site with the south west corner of the site being the highest point, which is exposed in the landscape.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating	<p>The site is approx. 325m from the River Avon System SSSI and is within the catchment of the River Avon SAC associated with the River Nadder to the north. The site is also situated close to Ugford Meadow County Wildlife Site (CWS) and less than 1km from Hare Warren CWS and Rudder Down CWS. Due to the physical distance between the site and these CWS designations, there is unlikely to be an effect should the site be developed. An ecological assessment would be required to support any planning application.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading and habitat loss / damage. An appropriate assessment would be</p>



biodiversity features within new development resulting in a net gain?	required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains hedgerows, a UK BAP priority habitat and should be retained as part of any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The site is not located close to any areas of Ancient Woodland.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – Wilton does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs)	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGSs).

from development?	
<b>Assessment outcome (on balance) - -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 1</b></p> <p>The site comprises agricultural land on the south west edge of Wilton, part of which is already allocated under ‘saved’ housing allocation policy H15 Wiltshire Core Strategy (Salisbury District Local Plan). There are three CWS located within 1km of the site but none are likely to be affected as a consequence of housing development on the site.</p> <p>The site is approx. 325m from the River Avon System SSSI and SAC associated with the River Nadder. An ecological assessment would be required in support of any planning proposals for the site in order to determine potential mitigation measures but also to explore biodiversity gains.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. An appropriate assessment would also be required if the site is taken forward into any subsequent stage of the selection process. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall it is considered that the likely effects would be moderate adverse against SA Objective 1 and mitigation is considered problematic.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of Wilton, a Local Service Centre which contains a good range of services and facilities serving the settlement and its surrounding villages. The site is approx. 1km from the town centre, but has good access to a regular bus services, including direct services to the Wilton park and ride site. Notwithstanding this, future residents are likely to rely upon use of the private car to travel to Salisbury for larger convenience shopping. The site occupies a peripheral location on the edge of residential development and countryside, and it would be appropriate for any development of the site to reflect this transition, which may limit opportunities to maximise development density. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s adjoining the AONB to the west.
2. Maximise reuse of Previously Developed Land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield i.e. previously developed land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land

	for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. If evidence comes forward to reveal that soil quality is high then in line with national and local planning policy, where feasible the development of the site will be maximised appropriate to its location in order to minimise such loss.
6. Protect the best and most versatile agricultural land?	The agricultural land classification of the eastern part of the site is Grade 3b, the loss of which has already been accepted through an extant housing allocation. No evidence is available for the remainder and further assessment would be required. Overall, given the size of the site minor adverse effects are anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 2</b>	
<p>The site is greenfield and available evidence suggests part of the site is not BMV. No evidence is available for the remainder and further assessment would be required. The site is situated on the edge of Wilton which contains a good range of services and facilities serving the settlement and its surrounding villages. The site is approx. 1km from the town centre, but has good access to a regular bus services including a direct service to the park and ride site. Notwithstanding this, given the range of services, employment and facilities, residents are likely to rely upon use of the private car to reach Salisbury. The site occupies a peripheral location on the edge of residential development and countryside, and it would be appropriate for any development of the site to reflect this transition, which may limit opportunities to maximise development density.</p> <p>Overall, the likely effects are considered to be minor adverse against SA Objective 2.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is capacity to supply any new development with water the site with water. In relation to the sewerage network, limited capacity currently exists and an appraisal would be required to determine the necessity for improvement works. Surface water flood risk is identified on the western boundary and should not be exacerbated.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area particularly in the light of capacity constraints associated with foul drainage.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Surface water flood risk is identified on the western boundary. Ground conditions may render the site be susceptible to seasonal groundwater levels which would require further monitoring in accordance with the Council's Groundwater Strategy. Mitigation might reduce the developable area.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Source Protection Zone 1, 2 and 3 cover much of the site with a small area outside of these zones. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zone.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	

**SUMMARY OF SA OBJECTIVE 3**

A sufficient water supply could be provided to the site however there is limited capacity for the sewerage network to accommodate additional demand. Consequently, a capacity appraisal would be required. There would be a need for long sewer capacity improvements downstream. Monitoring would be required to determine groundwater levels and suitable storm water disposal system which may have an impact on the size and area of development. Any development of the site would need to comply with the emerging Groundwater Strategy document. There are records of some minor surface water flood risks on the western boundary. Much of the site is located within Source Protection Zones 1, 2 and 3. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zone.

Overall, development of the site is considered to have a moderate adverse effect on this objective and mitigation could be problematic.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of this site is likely to increase traffic on local roads, which may impact on local air quality. Wilton is not within an Air Quality Management Area (AQMA) however the Wilton Road AQMA extension forms one of three AQMAs in Salisbury. The council will need to satisfy itself that the proposed development will not cause deterioration within it or lead to further extensions or declaration of new areas within Wilton.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. However it is recognised that the site is approx. 1km distance to the centre of the town which could be accessed on foot or cycle, and the site benefits from being reasonably well located to the local bus service. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>34</sup> ?	Wilton Road AQMA has recently been extended towards Wilton along the A36 (T). Any proposed development must not result in deterioration within it or lead to further extensions or declaration of new areas within Wilton.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 4</b>	
The Air Quality Management Area on the A36 (T) Wilton Road has recently been extended. Any proposed development must not result in deterioration within it or	

<sup>34</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>lead to further extensions or declaration of new areas within Wilton.</p> <p>The site is situated on the south western edge of Wilton, and is located approx. 1km from the centre of the settlement. Overall residents are likely to rely upon use of the private car to reach larger services and facilities that are not available in Wilton and there are likely to be some negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. However it is recognised that the site is approx. 1km distance to the centre of the town which could be accessed on foot or cycle, and the site benefits from being reasonably well located to the local bus service. There is no evidence at this stage to suggest that there are any other specific sources of pollution likely to affect the site.</p> <p>Overall it is considered that development of the site would have a minor adverse effect against this objective.</p>	
<p><b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering</p>	

<p>strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Surface water flood risk exists on the western boundary of the site and development should not exacerbate this. A Flood Risk Assessment would be required in support of any development proposals.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1 however surface water flood risk is located on the western boundary. The site may be susceptible to seasonal groundwater levels which will require monitoring to determine a suitable storm water disposal system. This could have an impact on the size and area of development. Any development of the site would need to comply with the Council's Groundwater Strategy.</p>



4. Minimise the risk of flooding to people and property (new and existing development)?	There are records of some minor surface water flood risks on the western boundary, and any future planning application would need to be supported with evidence to mitigate any likely impacts. A Flood Risk Assessment would be required due to the size of the development.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 5b</b></p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, although there is some surface water flood risk on the western boundary. There is underlying chalk to this site which may be susceptible to seasonal groundwater levels. Monitoring would be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Any development of the site would need to comply with the Council's Groundwater Strategy. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. On balance the effects on this objective are considered to be minor adverse.</p>	
<p><b>SA objective 6. Protect, maintain and enhance the historic environment</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Wilton House Registered Park & Garden is located approx. 150m from the site, with existing housing development between. The site is spatially separated from Wilton Conservation Area, listed buildings, and scheduled monuments. It is considered that development of the site would not have any significant impact on these heritage assets.
2. Ensure appropriate archaeological assessment prior to development?	An assessment of the archaeological potential has been carried out and the sensitivity of this site is 'Medium', as there are known archaeological features. An archaeological assessment would be required as part of any future planning application. The historic landscape of the site has been assessed as 'low', and is characterised as modern fields created by altering post medieval fields. This is a common/frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site does not contain any buildings of historical merit and there is no opportunity to reuse historical buildings or buildings of significance.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The site is separated from the Wilton Conservation Area, and there would be no effect on its historic character.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site does not contain any features of historical merit and therefore there is no opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
<b>Assessment outcome (on balance) -</b>	
<b>SUMMARY OF SA OBJECTIVE 6</b>	
Wilton House Registered Park & Garden is located approx. 150m from the site, albeit separated by an existing residential development. There are no listed buildings, scheduled monuments or Conservation Areas located close to the site. Accordingly, development of the site would not affect any heritage assets or their significance. The site has low historic landscape character, however the archaeological potential is identified as medium. This will require further assessment should the site be developed. It is considered that development of the site would have a minor adverse effect on the historic environment.	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The site lies outside but adjacent to (on its western edge) the Cranborne Chase and West Wiltshire Downs AONB. In terms of landscape character the site falls within the Wooded Downland typology. This landscape character is described as being of strong character and is good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation. The development of the site would have the potential to appropriately protect and

	enhance the intrinsic character and scenic beauty of the countryside, such as through implementation of landscape buffers, green Infrastructure, and sensitive design. Landscaping at the site edges could be enhanced to contain development, particularly on the boundary with the AONB.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>35</sup> ?	The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its west edge. The site is located within a Special Landscape Area (saved policy C6). Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area.
5. Protect rights of way, open space and common land?	The western site boundary adjoins restricted byway WILT10. The character of the PROW would be altered by the residential development of the site, and given that the PROW occupies a location within the setting of the AONB it is likely that a landscape buffer to the PROW would need to form part of any future development of the site. This could be achieved, given the size of the site.

<sup>35</sup> Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 7</b></p> <p>The site comprises agricultural land on the south west edge of Wilton The site is open in character, sloping gently upwards towards the south. The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its west edge. Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area. The western site boundary adjoins restricted byway WILT10. The character of the PROW would be altered by the residential development of the site, and given that the PROW occupies a location within the setting of the AONB it is likely that a landscape buffer to the PROW would need to form part of any future development of the site. This could be achieved, given the size of the site. The likely effects are considered to be minor adverse against this objective.</p>	
<p><b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have some benefits in terms of providing different house types, sizes and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would respond to the Core Strategy settlement hierarchy, by delivering housing at a Local Service Centre.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging	Wilton Town Council have a designated neighbourhood area. On the basis of evidence available, emerging work towards a neighbourhood plan for Wilton is not sufficiently advanced that it can deliver certainty of supply in the local area to meet

Neighbourhood Plans?	housing needs in the Salisbury and Wilton area, and therefore it will be appropriate to allocate land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Wilton is a Local Service Centre its role is providing for its significant rural hinterland. As such it can assist in the provision of housing that avoids isolated dwellings.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 8</b>	
The whole SHLAA site provides capacity for approximately 161 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be major positive.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the	The site within the catchment area of Wilton Health Centre and The Orchard Partnership Surgery. Mitigation would be required to support additional patient demand from the development of the site.

additional demand?	
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Wilton area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is within Wiltshire 054F LSOA, identified as amongst the 40% most deprived neighbourhoods in the country. Development of this site is likely to provide opportunities to address deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Salisbury and Wilton primarily. Housing development on the site would provide an opportunity for services and facilities at the Local Service Centre to be supported and remain viable as well as create the potential demand for new services. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Wilton and Barford Primary school however this school is at capacity and cannot be expanded any further. A new school would be required to accommodate housing growth in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.</p> <p>All existing secondary schools in Salisbury (including academies) are capable of being expanded to cater for additional pupil numbers.</p> <p>Given the primary education constraints highlighted and the need for a new primary school to be provided, moderate adverse effects are considered likely against this objective.</p>
<b>Assessment outcome (on balance) - -</b>	
<b>SUMMARY OF SA OBJECTIVE 9</b>	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The development of the site would provide housing in a location with a reasonable level of access to the services and facilities in Wilton, albeit these are limited and future residents may need to travel further afield for large convenience goods and employment opportunities. The site has good access to bus services. The site is within the catchment area of Wilton Health Centre and The Orchard Partnership Surgery which are located approx. 1.3km and 900m from the site, respectively. Mitigation would be required to cater for additional patient demand.</p>	

<p>There is no capacity at the primary school and a new school would be required onsite to accommodate any further housing development in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered. Secondary education is not a constraint to development.</p> <p>In the light of the education constraints, development would be likely to result in moderate adverse effects against SA Objective 9.</p>	
<p><b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities for access to the pedestrian/cycle network with access to local services/facilities/employment. There is a footway opposite the possible entrance to the site on Burcombe Lane and there is the potential to provide one on the southern side also. There is a restricted byway (WILT10) runs along western boundary. The centre of Wilton can easily be reached by cycle.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling routes to local services/facilities/employment.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area. There are retail, health and minor employment facilities in Wilton within 1500m of the site, and the primary school is within 800m. The nearest rail station is at Salisbury 7km distance. The site has good access to a range of bus services to Salisbury and Wilton Hill. Overall residents are likely to use of the private car to reach larger services, facilities and employment opportunities, not available in Wilton.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>SUMMARY OF SA OBJECTIVE 10</b></p> <p>The development of the site would provide housing in an edge of settlement location, approximately 1km from the town centre. An extension to the existing footway along Burcombe Lane could be provided to improve walking from the site. Bus stops are within a short walking distance of the site also. Notwithstanding good walking and cycling connections, residents are likely to use of the private car to reach larger services, facilities and employment opportunities, not available in Wilton but are in nearby Salisbury. Overall it is considered in the context of SA Objective 10 that the effects are likely to be minor adverse.</p>	

<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site is not within a town centre or employment location but within a sustainable location as defined by the Wiltshire Core Strategy settlement hierarchy. Development of the site would increase the population of the area and as such potentially assist in the support of the wider economy and the support of local retail leisure and/or employment opportunities.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. The site is at the edge of a local service centre, and the development of the site has potential to result in benefits for the rural economy.
<b>Assessment outcome (on balance) + + +</b>	
<b>SUMMARY OF SA OBJECTIVE 11</b>	
The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. The site is at the edge of a local service centre, and the development of the site has potential to result in benefits for the rural economy. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of services and facilities at Wilton and potentially the wider rural economy. Overall it is considered that the effects would be major positive against SA Objective 11.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to a Local Service Centre in the Salisbury Community Area. While the site is not located at Salisbury, the housing delivered at this settlement would contribute towards the requirement for Salisbury/Wilton combined, and would boost the five year supply position in the Southern HMA.
<b>Assessment outcome (on balance) +</b>	



**SUMMARY OF SA OBJECTIVE 12**

Allocation of the site could help to support the vitality and viability of the services and employment in Wilton by increasing the local population who are likely to use these services. Overall it is considered that allocation of this site would largely meet the aim of SA Objective 12 and the effects would be minor positive.

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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>