



Wiltshire Housing Site Allocations Plan

Schedule of Proposed Changes

July 2018
Submission version

Wiltshire Council

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Schedule of Proposed Changes to the Wiltshire Housing Site Allocations Submission Plan (July 2018)

This document sets out the Schedule of Proposed Changes to the Wiltshire Housing Site Allocations Plan Submission Plan July 2018. The Schedule of Proposed Changes is submitted alongside the Submission Plan to inform and assist the Examination process. It is to be considered by the Inspector as changes to the Submission Plan under section 20(7C) Planning and Compulsory Purchase Act 2004 (as amended).

This Schedule of Proposed Changes to the Submission Plan has arisen from two stages of consultation on the WHSAP¹:

- Proposed changes following Regulation 19 public consultation held between 4th July and 22nd September 2017. These Proposed Changes were presented to Wiltshire Council's Cabinet on 15th May 2018².
- Proposed further changes following additional consultation with Wiltshire Councillors and Town/Parish Councils, between 17th May and 11th June 2018, as required by resolution of Wiltshire Council's Cabinet on 15th May 2018. The further Proposed Changes were considered by Cabinet on 3rd July 2018³ at which four further Proposed Changes were considered and then agreed at Full Council on 10th July 2018.

Table 1 below sets out the changes that are proposed to the Submission Plan. The Proposed Changes are displayed in Plan order and given a unique 'PC' (Proposed Change) reference number. An explanation and justification for each change is set out, along with an extract of what text change is required to be made to the Plan. New text to be inserted is shown in **bold, underlined and italics**, and deleted text is shown as ~~strikethrough~~.

¹ <https://cms.wiltshire.gov.uk/documents/s147065/Supplementary%20Paper%20-%20Table%201%20-%20Revised%20Schedule%20of%20Proposed%20Changes%20to%20reflect%20the%20resolution%20of%20Ca.pdf>

² <https://cms.wiltshire.gov.uk/documents/s143276/Appendix%20%20Table%201%20-%20Schedule%20of%20Proposed%20Changes%20-%204%20May%202018.pdf>

³ <https://cms.wiltshire.gov.uk/documents/s146308/Report%20on%20consultation%20on%20proposed%20changes%2015th%20May%20-%2011th%20June%202018%20250618.pdf>

Table 1: Proposed Changes

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
Contents Page				
PC1	Contents page		Update to reflect the removal of proposed housing allocations at Market Lavington, for the reasons explained in PC46, PC47 and PC48.	Under Contents section 5: Housing Site Allocations, delete: Devizes Community Area
PC2	Contents page		Update to reflect the removal of proposed housing allocation at Crudwell, for the reasons explained in PC92.	Under Contents section 5: Housing Site Allocations, delete: Malmesbury Community Area
Chapter 4 Housing delivery strategy				
PC3	Table 4.1		Factual update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017).	Update to Table 4.1 is set out in full at Annex A to this document.
PC4	Paragraph 4.2		To improve clarity.	Amend the paragraph to read: “The figures above <i>do not include windfall and</i> show a minimum to be allocated <i>that the Plan should aim to allocate</i> , but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.”
PC5	Paragraph 4.3		Update to reflect that housing allocations are no longer proposed at the Local Service Centre of Market Lavington, for the reasons explained in PC46, PC47 and PC48.	Amend the paragraph to read: “In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements, <i>and</i> Market Towns and Local Service Centres)...”
PC6	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read: “This supports the sustainable development of the County sought by Objective 2 <i>3</i> of the Plan. These settlements where allocations are justified are:”

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change										
PC7	Table 4.2		Update to reflect that housing allocations are no longer proposed at Market Lavington, for the reasons explained in PC46, PC47 and PC48.	Delete: Market Lavington.										
PC8	Paragraph 4.5		Update to reflect that housing allocations are no longer proposed at the Local Service Centre of Market Lavington for the reasons explained in PC46, PC47 and PC48.	Amend the paragraph to read: “No allocations are made at <u>Local Service Centres or</u> Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA...”										
PC9	Table 4.3		Update to reflect that a housing allocation is no longer proposed at Crudwell, for the reasons explained in PC92.	Delete: Malmesbury Community Area Remainder.										
PC10	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read: “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within areas of search the SHLAA provides a pool of land opportunities for possible housing development <u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u> ”										
PC11	Table 4.4		Update to reflect that housing allocations are no longer proposed at Market Lavington, for the reasons explained in PC46, PC47 and PC48.	Delete text referring to allocations at Market Lavington: <table border="1" data-bbox="1095 1139 2018 1262"> <tr> <td rowspan="3">Market Lavington</td> <td>1089</td> <td>Southcliffe</td> <td>15</td> </tr> <tr> <td>2055/ 530</td> <td>Underhill Nursery</td> <td>50</td> </tr> <tr> <td>3443</td> <td>East of Lavington School</td> <td>15</td> </tr> </table>	Market Lavington	1089	Southcliffe	15	2055/ 530	Underhill Nursery	50	3443	East of Lavington School	15
Market Lavington	1089	Southcliffe	15											
	2055/ 530	Underhill Nursery	50											
	3443	East of Lavington School	15											
PC12	Table 4.5		Update to reflect that a housing allocation is no longer proposed at	Delete text and footnote referring to allocation at Crudwell: <table border="1" data-bbox="1095 1334 2018 1372"> <tr> <td>Crudwell</td> <td>3233</td> <td>Ridgeway Farm</td> <td>50⁴³</td> </tr> </table>	Crudwell	3233	Ridgeway Farm	50 ⁴³						
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Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																				
			Crudwell, for the reasons explained in PC92.	⁴³ This total includes 10 dwellings that already have planning permission																				
PC13	Table 4.5		Update table to show proposed changes to approximate number of dwellings to be allocated at Elm Grove Farm, Trowbridge (see PC55); Upper Studley, Trowbridge (see PC70); Land off the A363 at White Horse Business Park, Trowbridge (see PC60); Elizabeth Way, Trowbridge (see PC64); and Court Orchard / Cassways, Bratton (see PC94).	Update housing numbers as follows: <table border="1" data-bbox="1093 391 2056 758"> <tr> <td>Trowbridge</td> <td>613</td> <td>Elm Grove Farm</td> <td>200 250</td> </tr> <tr> <td>Trowbridge</td> <td>3260</td> <td>Upper Studley</td> <td>20 45</td> </tr> <tr> <td>Trowbridge</td> <td>298</td> <td>Land off the A363 at White Horse Business Park</td> <td>450 175</td> </tr> <tr> <td>Trowbridge</td> <td>297/ 263</td> <td>Elizabeth Way</td> <td>205 355</td> </tr> <tr> <td>Bratton</td> <td>321</td> <td>Court Orchard / Cassways</td> <td>40 35</td> </tr> </table>	Trowbridge	613	Elm Grove Farm	200 250	Trowbridge	3260	Upper Studley	20 45	Trowbridge	298	Land off the A363 at White Horse Business Park	450 175	Trowbridge	297/ 263	Elizabeth Way	205 355	Bratton	321	Court Orchard / Cassways	40 35
Trowbridge	613	Elm Grove Farm	200 250																					
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Trowbridge	297/ 263	Elizabeth Way	205 355																					
Bratton	321	Court Orchard / Cassways	40 35																					
PC14	Table 4.6		Update table to show proposed new site at Salisbury, in response to PC111.	Insert new row indicating the proposed new allocation at Salisbury: <table border="1" data-bbox="1093 821 2056 861"> <tr> <td>Salisbury</td> <td>OM003</td> <td>The Yard</td> <td>14</td> </tr> </table>	Salisbury	OM003	The Yard	14																
Salisbury	OM003	The Yard	14																					
PC15	Table 4.7		Update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017). This has been updated to reflect amended capacities/densities of housing allocations at Trowbridge (see PC55, PC60, PC64 and PC70) and at Bratton (see PC94); removal of housing allocations at Market Lavington (see PC46, PC47 and PC48) and Crudwell (see PC92); and addition of a new housing allocation at Salisbury (see PC111).	Update to Table 4.7 is set out in full at Annex A.																				

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC16	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except one four in the South Wiltshire HMA and well before by then additional allocations will be included within the review of the WCS.”
PC17	Table 4.8		Update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017). This has been updated to reflect amended capacities/densities of housing allocations at Trowbridge (see PC55, PC60, PC64 and PC70) and at Bratton (see PC94); removal of housing allocations at Market Lavington (see PC46, PC47 and PC48) and Crudwell (see PC92); and addition of a new housing allocation at Salisbury (see PC111).	Update to Table 4.8 is set out in full at Annex A.
PC18	Table 4.9		Update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017). This has been updated to reflect removal of housing allocations at Market Lavington (see PC46, PC47 and PC48).	Update to Table 4.9 is set out in full at Annex A.

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC19	Paragraph 4.39		Update to reflect the latest published Housing Land Supply Statement (March 2018), to reflect changes to Table 4.9 as set out in PC18.	Amend paragraph to read: “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -10.8%).
PC20	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.
PC21	Table 4.10		Factual update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017). This has been updated to reflect amended capacities/densities of housing allocations at Trowbridge (see PC55, PC60, PC64 and PC70) and at Bratton (see PC94); and removal of housing allocation at Crudwell (see PC92).	Update to Table 4.10 is set out in full at Annex A.
PC22	Paragraph 4.45		Minor factual amendment to express the degree to which market towns have disproportionately grown in recent years when compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “There are marked differences in the anticipated growth of <i>many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill, and Westbury)</i> over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”
PC23	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being	Amend paragraph to read:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			a single settlement within the Wiltshire Core Strategy for the purposes of planning.	“In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham and Bowerhill , Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”
PC24	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Chippenham however is now likely to exceed now has the potential to meet the minimum scale of growth anticipated in the WCS by delivery of higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan as well as other significant permissions at the town. ”
PC25	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect PC55, PC60, PC64 and PC70 that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read: “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 1,050 dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 4,220 1,297. ”
PC26	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and PC55, PC60, PC64 and PC70.	Amend paragraph to read: “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 4,600 1,350 dwellings will be built on this site in the plan period and a further 4,000 1,250 post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This broadly equates can be seen to account for 4,000 of the 4,220 1,297 dwelling shortfall.”

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC27	Table 4.11		Factual update to table of figures to reflect the latest housing land supply statement published March 2018 (base date April 2017). This has been updated to reflect the addition of a new housing allocation at Salisbury (see PC111).	Update to Table 4.11 is set out in full at Annex A.
PC28	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.”
PC29	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <i>provide a large source of supply</i> are important to ensuring there is a surety of supply to the end of the <i>Plan</i> period <i>to ensure</i> and that the City achieves the role set out in the spatial strategy: Churchfields <i>Fugglestone Red</i> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <i>land</i> at Netherhampton Road, is an allocation of the Plan.
PC30	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “ <i>One of the WCS strategic allocations, namely</i> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before <i>beyond the current plan period of</i> 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC31	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: "Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields <u>Fugglestone Red</u> and <u>the</u> Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period."
Chapter 5 Housing Site Allocations				
PC32	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan. Amend text to reflect Table headings in Chapter 4, which refers to 'Approximate dwellings'.	Amend title in third column in tables as follows: "No of dwellings" " <u>Approximate number of dwellings</u> "
PC33	Para 5.4	ID: 395940 Rep: 2968, 2973	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Amend paragraph after second sentence to read: "Most sites proposed are of more than one hectare, <u>and</u> will therefore require <u>a</u> flood risk assessment (<u>incorporating an assessment of the predicted effects of climate change</u>) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply <u>thereby complying</u> with Core Policy 67 (Flood Risk) with regard to flood risk <u>and national policy</u> . <u>In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u> "

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC34	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Additional text highlights the need to address climate change and drainage for all development sites.	Insert text at the end of paragraph 5.4: <u>“Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.”</u>
PC35	New paragraph after para 5.4	ID: 395940 Rep: 2995, ID: 382216 Rep: 3018	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Insert new paragraph to read: <u>“The Environment Agency and Natural England advise that all development within the River Avon catchment should be ‘phosphate neutral’ for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of ‘phosphate neutral’ is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.”</u>
PC36	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend existing paragraph 5.5 to read: <u>“Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. The Council commissioned consultants to prepare a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning</u>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change								
				<u>applications.</u> Where necessary, <u>further detailed a site-specific</u> heritage assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”								
PC37	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.</p> <p>Additional change for consistency with PC36.</p>	<p>Amend paragraph 5.11 to read:</p> <p>“As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, <u>site specific</u> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan (<u>incorporating a site wide, comprehensive drainage strategy</u>), Flood Risk Assessment (<u>incorporating an assessment of the predicted effects of climate change</u>), and Transport Statement.”</p>								
East Wiltshire Housing Market Area												
PC38	Policy H1, Table 5.2		To reflect the resolution of Wiltshire Council’s Cabinet, all sites at Market Lavington are proposed to be deleted from the WHSAP, for the reasons set out at PC46, PC47 and PC48.	<p>Amend Table 5.2 within Policy H1 to remove reference to allocations at Market Lavington:</p> <table border="1"> <thead> <tr> <th>Community Area</th> <th>Reference</th> <th>Site Name</th> <th>No. of dwellings</th> </tr> </thead> <tbody> <tr> <td>Tidworth</td> <td>H1.1</td> <td>Empress Way, Ludgershall</td> <td>270</td> </tr> </tbody> </table>	Community Area	Reference	Site Name	No. of dwellings	Tidworth	H1.1	Empress Way, Ludgershall	270
Community Area	Reference	Site Name	No. of dwellings									
Tidworth	H1.1	Empress Way, Ludgershall	270									

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change										
				<table border="1"> <tr> <td rowspan="3">Devizes</td> <td>H1.2</td> <td>Underhill Nursery, Market Lavington</td> <td>50</td> </tr> <tr> <td>H1.3</td> <td>Southcliffe, Market Lavington</td> <td>15</td> </tr> <tr> <td>H1.4</td> <td>East of Lavington School, Market Lavington</td> <td>15</td> </tr> </table>	Devizes	H1.2	Underhill Nursery, Market Lavington	50	H1.3	Southcliffe, Market Lavington	15	H1.4	East of Lavington School, Market Lavington	15
Devizes	H1.2	Underhill Nursery, Market Lavington	50											
	H1.3	Southcliffe, Market Lavington	15											
	H1.4	East of Lavington School, Market Lavington	15											
PC39	Paragraph 5.14		Update to paragraph and deletion of footnote to reflect that in the East HMA the only allocation is at Tidworth CA, following the proposed deletion of allocations at Market Lavington, in the Devizes CA. for the reasons explained in PC46, PC47 and PC48.	<p>Amend text:</p> <p>“How these these this sites were was selected is explained in the <u>Tidworth</u> Community Area Topic Papers⁽⁴⁶⁾ (<u>July 2018</u>).</p> <p>⁴⁶ Tidworth Community Area Topic Paper, Wiltshire Council, (June 2017) and Devizes Community Area Topic Paper, Wiltshire Council, (June 2017)</p>										
Housing Allocation H1.1 Empress Way, Ludgershall														
PC40	Paragraph 5.21	ID: 1126553 Rep: 953	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	<p>Add text at the end of paragraph:</p> <p><u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u></p>										
PC41	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined.	<p>Amend last sentence of paragraph 5.19 to read:</p> <p>“Transport assessment will <u>determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.</p>										

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC42	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity. To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20: <u>"In the event that land for a school is not required within a period to be agreed with the Council's Education Department, then the land will be returned and thereby revert to agricultural use."</u>
PC43	Housing Allocation H1.1	ID: 382216 Rep: 3018	Improves context. In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text: <u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u>
PC44	Paragraph 5.21	ID: 395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	Amend paragraph to read: "The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment, <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u> "
Devizes Community Area Remainder				
PC45	Section titled 'Devizes Community Area Remainder'		Update to reflect that housing allocations are no longer proposed at Market Lavington, for the reasons explained in PC46, PC47 and PC48.	Delete section title 'Devizes Community Area Remainder' and delete paragraphs 5.22 – 5.24. Renummer subsequent paragraphs.
Housing Allocation H1.2 Underhill Nursery, Market Lavington				

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC46	Housing Allocation H1.2		To reflect the resolution of Wiltshire Council's Cabinet, all sites at Market Lavington are proposed to be deleted from the WHSAP. The reason for this is that there is a comfortable five-year housing land supply position in the East HMA such that there is not a strategic need for sites to be allocated through the WHSAP at Market Lavington. Furthermore, significant progress has been made on the preparation of the Market Lavington Neighbourhood Plan, and given the strong five-year supply position in the East HMA, the Council can defer the consideration of potential housing allocations at Market Lavington to the emerging neighbourhood plan.	Delete section title ' H1.2 Underhill Nursery, Market Lavington '; delete site boundary map at Figure 5.2; delete paragraphs 5.25 to 5.33.
Housing Allocation H1.3 Southcliffe, Market Lavington				
PC47	Housing Allocation H1.3		To reflect the resolution of Wiltshire Council's Cabinet, all sites at Market Lavington are proposed to be deleted from the WHSAP. The reason for this is that there is a comfortable five year housing land supply position in the East HMA such that there is not a strategic imperative for sites to be allocated through the WHSAP at	Delete section title ' H1.3 Southcliffe, Market Lavington '; delete site boundary map at Figure 5.3, delete paragraphs 5.34 to 5.35.

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			<p>Market Lavington. Furthermore, significant progress has been made on the preparation of the Market Lavington Neighbourhood Plan, and given the strong five-year supply position in the East HMA, the Council can defer the consideration of potential housing allocations at Market Lavington to the emerging neighbourhood plan.</p>	
Housing Allocation H1.4 East of Lavington School, Market Lavington				
PC48	Housing Allocation H1.4		<p>To reflect the resolution of Wiltshire Council's Cabinet, all sites at Market Lavington are proposed to be deleted from the WHSAP. The reason for this is that there is a comfortable five-year housing land supply position in the East HMA such that there is not a strategic imperative for sites to be allocated through the WHSAP at Market Lavington. Furthermore, significant progress has been made on the preparation of the Market Lavington Neighbourhood Plan, and given the strong five-year supply position in the East HMA, the Council can defer the consideration of potential housing</p>	<p>Delete section titled 'H1.4 East of Lavington School, Market Lavington'; delete site boundary map at Figure 5.4; delete paragraphs 5.36 to 5.37.</p> <p>Re-number subsequent paragraphs.</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																
			allocations at Market Lavington to the emerging neighbourhood plan.																	
North and West Wiltshire Housing Market Area																				
PC49	Paragraph 5.40		Update to reflect that allocations are no longer proposed within Malmesbury CA, for the reasons set out at PC92.	Amend text of paragraph 5.40 to read: "Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham, Malmesbury and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2."																
PC50	Paragraph 5.41, footnote 18		Update to reflect that allocations are no longer proposed within Malmesbury CA, for the reasons set out at PC92.	Amend footnote 18 to read: " ¹⁸ Trowbridge Community Area Topic Paper, Wiltshire Council (June 2017), Warminster Community Area Topic Paper, Wiltshire Council (June 2017), Chippenham Community Area Topic Paper, Wiltshire Council (June 2017), Malmesbury Community Area Topic Paper, Wiltshire Council (June 2017) and Westbury Community Area Topic Paper, Wiltshire Council (June 2017)."																
PC51	Policy H2, Table 5.3		Updates to reflect amendments to housing site capacities/densities of allocations at Trowbridge (see PC55, PC60, PC64 and PC70) and at Bratton (see PC94); removal of housing allocation at Crudwell (see PC92); and consequential site reference number amendment (see PC93).	Amend Table 5.3 within Policy H2 to amend number of dwellings proposed: <table border="1" data-bbox="1093 1045 2074 1356"> <thead> <tr> <th>Community Area</th> <th>Reference</th> <th>Site Name</th> <th>No. of dwellings</th> </tr> </thead> <tbody> <tr> <td>Trowbridge</td> <td>H2.1</td> <td>Elm Grove Farm, Trowbridge</td> <td>200 250</td> </tr> <tr> <td>Trowbridge</td> <td>H2.2</td> <td>Land off the A363 at White Horse Business Park, Trowbridge</td> <td>150 225 175</td> </tr> <tr> <td>Trowbridge</td> <td>H2.3</td> <td>Elizabeth Way, Trowbridge</td> <td>205 355</td> </tr> </tbody> </table>	Community Area	Reference	Site Name	No. of dwellings	Trowbridge	H2.1	Elm Grove Farm, Trowbridge	200 250	Trowbridge	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150 225 175	Trowbridge	H2.3	Elizabeth Way, Trowbridge	205 355
Community Area	Reference	Site Name	No. of dwellings																	
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	200 250																	
Trowbridge	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150 225 175																	
Trowbridge	H2.3	Elizabeth Way, Trowbridge	205 355																	

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change			
				Trowbridge	H2.5	Upper Studley, Trowbridge	20 45
				Malmesbury	H2.13	Ridgeway Farm, Crudwell	50
				Westbury	H2.14 H2.13	Off B3089 adj. to Court Orchard / Cassways, Bratton	40 35
PC52	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71,5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity. The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read: <u>"Trowbridge Bat Mitigation Strategy"</u>			
PC53	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school; and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	Amend the 2 nd bullet point to read: "Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <u>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity."			
Housing Allocation H2.1 Elm Grove Farm, Trowbridge							
PC54	Housing Allocation H2.1, Figure 5.5,	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council's ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for	Amend the boundary of the allocation as set out in Annex B ; And first sentence of Housing Allocation H2.1 and paragraph 5.46 to read: "Approximately 44.33 17.78 ha of land at Elm Grove Farm..."			

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
	Paragraph 5.46		the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site's development consistent with the strategic priority identified in PC53.	
PC55	Policy H2, Housing Allocation H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC54 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	<p>Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46.</p> <p>Amend first bullet point of Housing Allocation H2.1 to read:</p> <ul style="list-style-type: none"> • “Approximately 200 250 dwellings” <p>Amend 2nd bullet point of Housing Allocation H2.1 to read:</p> <ul style="list-style-type: none"> • “At least 1.8ha of land for a two-form entry primary school along with playing pitches <i>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field)</i>” <p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> • “A <i>significantly improved and</i> consolidated public open space area incorporating and augmenting <i>adjacent to</i> the existing Queen Elizabeth II Field <i>to provide a play area and junior level sports pitches for local community teams to utilise</i>”
PC56	Housing Allocation H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area. .	Amend the 6th bullet point to read:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				<ul style="list-style-type: none"> " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <i>and the White Horse Business Park.</i>"
PC57	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Insert additional text at the start of paragraph 5.47:</p> <p><i><u>"Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy."</u></i></p>
PC58	Paragraph 5.50		<p>In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.</p>	<p>Amend paragraph to read:</p> <p>"Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <i>and, where appropriate, its setting.</i> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <i>by detailed assessments (including heritage) to support any subsequent planning application.</i>"</p>
Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge				
PC59	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 -	Factual update.	<p>Amend the boundary of the allocation as set out in Annex C;</p> <p>And first sentence of paragraph 5.52 to read:</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
		<p>ID: 1115490 / 1115452 Rep: 21</p> <p>ID: 1120664 / 1115452 Rep: 131</p> <p>ID: 1125881 Rep: 723 ID: 403859 Rep: 1457</p> <p>ID: 1130978 / 1130975 Rep: 1832</p>	Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	"Approximately 25.62 18.96 ha of land off the A363 south-west of the White Horse Business Park is allocated for the development"
PC60	Policy H2, Table 5.3; Paragraph 5.52	<p>ID: 8090227 / 1132859 Rep: 3074</p> <p>ID: 1137984 / 1130975 Rep: 3142-</p>	To reflect the resolution of Wiltshire Council's Cabinet, the capacity of allocation H2.2 is proposed to be amended. It was previously proposed through a schedule of proposed changes put before May Cabinet ⁴ that the site capacity should be increased from 150 dwellings to 225 dwellings in order to maximise efficient use of land consistent with heritage and	Amend first sentence of paragraph 5.52 as follows: "...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 150 225 175 dwellings, as identified on the Policies Map."

⁴ <https://cms.wiltshire.gov.uk/documents/s143967/Appendix%20%20-%20Table%201%20-%20Schedule%20of%20Proposed%20Changes%20-%202017%20May%202018.pdf>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			ecological constraints. However, as a result of subsequent further consultation is was resolved by Cabinet in July 2018 that the figure of 225 should be reduced by 50 dwellings, to 175. This would better enable the provision of a landscape buffer between Trowbridge and the village of North Bradley.	
PC61	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	<p>Insert new paragraph after paragraph 5.56 to read:</p> <p><u>“As identified in the Council’s Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm.”</u></p>
PC62	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p>“Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u>”</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
Housing Allocation H2.3 Elizabeth Way, Trowbridge				
PC63	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep 2119	Factual update. Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.	Amend the boundary of the allocation as set out in Annex D . And first sentence of paragraph 5.58 to read: "Approximately 46.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development"
PC64	, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep: 2119 Rep 2126 ID: 1131752 / 1131750 Repts 890 ID: 1054271 Rep: 934 ID: 392036 / 1126545 / 959840630 ID: 895670 Rep 1915	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend first sentence in paragraph 5.58 as follows: "... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map."

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC65	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Add text to beginning of paragraph 5.64: <u>"The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilpert Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout."</u>
PC66	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: "An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u> "
Housing Allocation H2.4 Church Lane, Trowbridge				
PC67	Figure 5.8, Paragraph 5.67	ID: 1129173/ 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in Annex E . And first sentence of paragraph 5.67 to read: "Approximately 3.72 5.93 ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."
PC68	Replace Paragraph	ID: 403797 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment	Replace 5.68 with new text:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
	5.68 with new text		undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	<p>“Development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</p> <p><u>“The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John’s spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</u></p>
PC69	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text at the end of paragraph 5.67 as follows:</p> <p><u>“...It is an open site that slopes to the south-west towards the Lambrok Stream. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.”</u></p>
Housing Allocation H2.5 Upper Studley, Trowbridge				
PC70	Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to	Amend first sentence of paragraph 5.73 to read:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			approximately 45 dwellings, and correct site area	"Approximately 2.33 2.27 ha of land at Upper Studley is allocated for the development of approximately 20 45 dwellings, as identified on the Policies Map."
PC71	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.73 as follows:</p> <p>"...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u>"</p>
Housing Allocation H2.6 Southwick Court, Trowbridge				
PC72	Paragraph 5.78	ID: 403792 Rep: 1645	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p>Amend paragraph 5.78 to read:</p> <p>"The area is of historic significance as water meadows (<u>non-designated heritage asset</u>) associated with the Grade II* Listed Southwick Court Farmstead <u>that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by <u>the Councils Heritage Impact Assessment and</u> the results of <u>further</u> more detailed <u>heritage assessment work to support any subsequent planning application.</u> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <u>alone and in combination</u>, any residual harm would require a clear and convincing justification <u>within any subsequent planning application</u> and should not be substantial. The social, <u>environmental</u> and economic advantages of the development, including the provision of homes <u>along with significant improvements to biodiversity and provision of open space</u></p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				<i>will</i> achieve substantial public benefits. A <i>sensitively designed</i> , comprehensive development scheme will need to <i>minimise harm by ensuring</i> ensure that new homes are directed to the east of the Lambrok Stream <i>and built in a manner that respects both the topography of the land and existing urban form to the immediate north</i> . Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <i>Southwick Court and associated</i> this heritage assets.”
PC73	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.79, as follows: “...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <i>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</i> ”
Warminster				
PC74	New paragraph under 5.87	ID: 903251 Rep: 2396	Improve clarity. Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.	Add new paragraph under 5.87 as follows: ” <i>Developments will be required to address any direct or indirect cumulative impacts on the A36.</i> ”
PC75	Paragraph 5.87	ID: 706891 Rep 1512	In response to comments from Environment Agency and Natural	Amend paragraph 5.87 as follows:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
		ID: 397127 Rep: 2911 ID: 395940 Rep: 2990	England about the River Avon SAC and phosphate load.	"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <u>As such,</u> a Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan."
Housing Allocation H2.7 East of the Dene, Warminster				
PC76	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.89 to read: <u>"Bishopstow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstow House (Grade II listed) and its designed landscape, as well as Bishopstow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.
PC77	Paragraph 5.90	ID: 403792 Rep: 1646	Improve context. In response to comments from Heritage England. To reflect the Heritage Impact Assessment	Amend paragraph 5.90 to read: <u>"The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u> The design of an an <u>the</u> access

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	point should also minimise <i>and mitigate</i> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.”
PC78	Paragraph 5.91	ID: 403792 Rep: 1646 ID: 395940 Rep: 2967, 2968, 2969	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy. Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.	Amend paragraph 5.91 to read: “The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a the Council’s <i>the Council’s</i> Heritage Impact Assessment and <i>further detailed site specific assessments required to support the planning application. Development will need to</i> appropriately responds to the character and locational <i>context</i> of the site and <i>robustly</i> respects the significance of the following heritage assets: <ul style="list-style-type: none"> • Listed Buildings in the vicinity of the site, including Bishopstrow House • Bishopstrow Conservation Area • Views from Battlesbury Camp hillfort <i><u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u></i> ”
Housing Allocation H2.8 Bore Hill Farm, Warminster				
PC79	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935/ 556489 Rep: 3061	Factual update. Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.	Amend the boundary of the allocation as set out in Annex F . And first sentence of paragraph 5.93 to read: “Approximately 4.47 4.83 <i>4.83</i> ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map....”
PC80	Paragraph 5.94	ID: 395940	Improve clarity.	Amend paragraph to read:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
		Rep: 2967, 2968, 2969	Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	“The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u> ”
Housing Allocation H2.9 Boreham Road, Warminster				
PC81	Paragraph 5.99	ID: 403792 Rep 1646	Improve clarity. Insert additional wording to reflect the advice provided by Historic England.	Amend paragraph to read: “Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”
PC82	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Delete paragraph 5.100 and replace with text to read: “ Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				capable of achieving greenfield, or better, infiltration rates. <u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u>
Housing Allocation H2.10 Barbers Farm, Chapmanslade				
PC83	Paragraph 5.103	ID: 382216 Rep: 3018	Increased clarity. Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.	Add text to the end of paragraph 5.103 to read: <u>"Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site."</u>
PC84	Paragraph 5.103	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to the end of paragraph 5.103: <u>"Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."</u>
Housing Allocation H2.11 The Street, Hullavington				
PC85	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update. Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read: "Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25 0.2 ha to allow for the expansion of the primary school, as shown on the Policies Map."

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC86	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update. Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read: “ A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”
PC87	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Additional text to be added to the end of the paragraph: “ <u>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.</u> ”
Housing Allocation H2.12: East of Farrells Field, Yatton Keynell				
PC88	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	Factual update. The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.	Amend the boundary of the allocation as set out in Annex G . And first sentence of paragraph 5.109 to read: “Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4-3 1.2 ha of land, as shown on the Policies Map.”
PC89	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.	Amend paragraph after first sentence, as follows:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	<u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site</u> is well located with regard to local services and facilities. The site <u>It is</u> in agricultural use and represents the continuation of recent development in this part of the settlement.”
PC90	Paragraph 5.110		Factual update. The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.	Amend text to read: “A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation...”
PC91	Paragraph 5.110		To reflect the resolution of Wiltshire Council’s Cabinet, reference to vehicular access being taken from Farrells Field is proposed to be removed from paragraph 5.110.	Amend text to read: “...on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and t <u>The possibility to link to adjacent footpaths should be explored.”</u>
Housing Allocation H2.13: Ridgeway Farm, Crudwell				
PC92	Housing Allocation H2.13		To reflect the resolution of Wiltshire Council’s Cabinet, the site at Crudwell is proposed to be deleted from the WHSAP. The reason for this is that in the wider context of completions that have already occurred in the	Delete section titled ‘Malmesbury Community Area Remainder’ and ‘H2.13 Ridgeway Farm, Crudwell’; delete site boundary map at Figure 5.17; delete paragraphs 5.111 to 5.114. Renumber subsequent paragraphs.

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			Malmesbury CA over the WCS plan period, there is no longer a strategic need to allocate a site in the community area through the WHSAP. Given that good progress has been made on the preparation of the Crudwell Neighbourhood Plan, which seeks to allocate sites, evidence indicates that the Council can defer housing allocation options to be developed through the emerging neighbourhood plan, rather than through the WHSAP process.	
Housing Allocation H2.14: Court Orchard/Cassways, Bratton				
PC93	Housing Allocation H2.14; Figure 5.18		Consequential update to housing allocation reference number, to reflect deletion of allocation at Crudwell as set out in PC92.	<p>Amend Policy title as follows:</p> <p>H2.14 H2.13 Court Orchard / Cassways, Bratton</p> <p>Amend Figure 5.18 title as follows:</p> <p>Figure 5.18 H2.14 H2.13 Court Orchard / Cassways, Bratton</p>
PC94	Paragraph 5.116	<p>ID: 1126059 Rep: 19</p> <p>ID: 1125220 Rep: 499</p> <p>ID: 1125255 Rep: 502</p>	In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35 dwellings to allow for a more sensitively designed development.	<p>Amend first sentence of paragraph 5.116 to read:</p> <p>“Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 40 dwellings, as identified on the Policies Map.”</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
		ID: 1125408 Rep: 545		
		ID: 1126059 Rep: 929		
		ID: 1124313 Rep: 1024, 1028, 1019		
		ID: 1129546 Rep: 1612		
		ID: 704825 Rep: 1725, 1726, 1728, ,1745		
		ID: 1125770 Rep 2302		
		ID: 04313 Rep 2360		
		ID: 1133661 Rep 2631		

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																
PC95	5.120	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “ Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site. <u>Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> ”																
South Housing Market Area																				
PC96	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	Update to include new site (Omission Site OM003) The Yard, Hampton Park, Salisbury, as set out in PC111; and updates to reflect consequential site reference number amendments following addition of a new site (see PC112 and PC117).	Amend Table 5.4 within Policy H3 as follows: <table border="1"> <thead> <tr> <th>Community Area</th> <th>Reference</th> <th>Site Name</th> <th>No. of dwellings</th> </tr> </thead> <tbody> <tr> <td><u>Salisbury</u></td> <td><u>H3.5</u></td> <td><u>The Yard, Hampton Park</u></td> <td><u>14</u></td> </tr> <tr> <td>Amesbury</td> <td>H3.5 <u>H3.6</u></td> <td>Clover Lane, Durrington</td> <td>45</td> </tr> <tr> <td>Amesbury</td> <td>H3.6 <u>H3.7</u></td> <td>Larkhill Road, Durrington</td> <td>15</td> </tr> </tbody> </table>	Community Area	Reference	Site Name	No. of dwellings	<u>Salisbury</u>	<u>H3.5</u>	<u>The Yard, Hampton Park</u>	<u>14</u>	Amesbury	H3.5 <u>H3.6</u>	Clover Lane, Durrington	45	Amesbury	H3.6 <u>H3.7</u>	Larkhill Road, Durrington	15
Community Area	Reference	Site Name	No. of dwellings																	
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Amesbury	H3.5 <u>H3.6</u>	Clover Lane, Durrington	45																	
Amesbury	H3.6 <u>H3.7</u>	Larkhill Road, Durrington	15																	
PC97	Paragraph 5.128		Factual update. Amend incorrect reference in 1st bullet point to Salisbury Transport Strategy as strategy has now been refreshed.	Amend text to read: “ Transport: development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the <u>refresh of the</u> Salisbury Transport Strategy (2018) will allow <u>has reviewed</u> the effectiveness of existing measures to be reviewed and propose <u>s</u> new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”																

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC98	Paragraph 5.128		In response to comments from Natural England and Environment Agency regarding River Avon SAC.	Amend 3 rd bullet point in text as follows: <ul style="list-style-type: none"> • “Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a <i>As such, the</i> Nutrient Management Plan <i>seeks to</i> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <i>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</i> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”
Housing Allocation H3.1: Netherhampton Road, Salisbury				
PC99	Para 5.129		Factual update: Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)	Amend 2nd and 3 rd sentences of paragraph 5.129 to read: “All built development will be below the 75 70 m contour and a scheme will include a country park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby <i>contribute towards</i> maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area.”
PC100	Para 5.136		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend third sentence to read: “To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <i>refresh (2018).</i> ”
PC101	Para 5.137		Factual update:	Amend second sentence to read:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
	2nd sentence		The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	“This too would be undertaken in conjunction with an the updated Salisbury Transport Strategy <i>refresh (2018)</i> that takes account of planned strategic growth of Salisbury.”
PC102	Housing Allocation H3.1	ID: 899628 / 899623 Rep: 1881	For clarity: To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Housing Allocation H3.1 to read; “Development will take place in accordance with a masterplan for the site approved by the Council <i>as part of the planning application process.</i> ”
PC103	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <i>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</i> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <i>measures (including a Sustainable Drainage System)</i> that results in run-off rates equalling, or greater than <i>bettering</i> current greenfield infiltration rates.”
Housing allocation H3.3: North of Netherhampton Road				
PC104	Replace para 5.144 with new text	ID: 403792 Rep: 1647	Improve clarity. To address the comments submitted by Historic England and reflect the advice set out in Council Heritage	Replace paragraph 5.144 as follows: “ The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. ”

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
			Impact Assessment. Additional weight to be given to heritage assets.	<p>Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way."</p> <p><u>"Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way."</u></p>
PC105	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend to read:</p> <p>"Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u>"</p>
PC106	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145:

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				<u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u>
Housing allocation H3.4: Land at Rowbarrow, Salisbury				
PC107	Paragraph 5.146	ID: 1130961/556489 Reps: 1823-1831	Factual update. Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read: “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on <u>5.56</u> 6.4ha of land as shown on the Policies Map.”
PC108	Figure 5.22	ID: 1130961/55489 Reps: 1823-1831	Factual update. Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in Annex H .
PC109	Para 5.148		For clarity. Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	Amend paragraph 5.148 to read: “This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u> ”

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC110	Paragraph 5.147	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <i>In line with national policy, detailed design and layout will be guided by <u>an assessment of heritage assets and their significance (including the contribution made by their setting)</u>.</i> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.</p>
Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury				
PC111	New site Housing Allocation H3.5	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018).	<p>After paragraph 5.149 add in new site allocation, as set out below.</p> <p>Insert heading:</p> <p><u>“H3.5 The Yard, Hampton Park, Salisbury”</u></p> <p>Then insert site allocation figure as set out in Annex I;</p> <p>And insert following new paragraphs after.</p> <p>New para:</p> <p><u>“The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u></p> <p>New para:</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				<p><u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></p> <p>New para:</p> <p><u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></p> <p>New para:</p> <p><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></p> <p>New para:</p> <p><u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u></p>
Housing allocation H3.5: Clover Lane, Durrington				
PC112	Section title H3.5 Clover Lane,		Consequential update to housing allocation reference number, to reflect proposed addition new site at Salisbury.	<p>Amend title as follows: H3.5 H3.6 Clover Lane, Durrington</p> <p>Amend Figure 5.23 caption:</p>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
	Durrington; figure 5.23			H3.5 H3.6 Clover Lane, Durrington
PC113	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.	<u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."</u>
PC114	Figure 5.23 Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update. Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in Annex J . And amend first sentence of paragraph 5.153 to read: "Approximately 1.9 4.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."
PC115	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows: "The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <u>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by</u>

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
				<i>their setting</i>). Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the scheme.”
PC116	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Insert new text at the end of paragraph: <u>“Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u>
Housing allocation H3.6: Larkhill Road, Durrington				
PC117	Section title H3.6 Larkhill Road, Durrington; figure 5.24		Consequential update to housing allocation reference number, to reflect proposed addition new site at Salisbury.	Amend title as follows: H3.6 H3.7 Larkhill Road, Durrington Amend Figure 5.24 caption: H3.6 H3.7 Larkhill Road, Durrington
PC118	Paragraph 5.157	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.	Add new sentences to end of paragraph: <u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u>
Chapter 6 Settlement Boundary Review				
PC119	Paragraph 6.3		Improve clarity in line with the Settlement Boundary Review Methodology.	Amend footnote 22, as follows: “Settlement boundaries have been updated to take account of implemented planning permissions since up to April 2016 2017 .”

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																					
PC120	Table 6.1 (Page 72)	ID: Rep:	<p>Factual update.</p> <p>Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.</p>	<p>Move West Lavington and Littleton Panell into column 3 of Table 6.1:</p> <table border="1" data-bbox="1115 357 1944 927"> <thead> <tr> <th colspan="3" data-bbox="1115 357 1944 424">Devizes</th> </tr> </thead> <tbody> <tr> <td data-bbox="1115 424 1341 491"></td> <td data-bbox="1341 424 1644 491">Devizes</td> <td data-bbox="1644 424 1944 491">Potterne</td> </tr> <tr> <td data-bbox="1115 491 1341 558"></td> <td data-bbox="1341 491 1644 558">Bromham</td> <td data-bbox="1644 491 1944 558">Urchfont</td> </tr> <tr> <td data-bbox="1115 558 1341 694"></td> <td data-bbox="1341 558 1644 694">Market Lavington</td> <td data-bbox="1644 558 1944 694"><u>West Lavington and Littleton Panell</u></td> </tr> <tr> <td data-bbox="1115 694 1341 761"></td> <td data-bbox="1341 694 1644 761">Rowde</td> <td data-bbox="1644 694 1944 761"></td> </tr> <tr> <td data-bbox="1115 761 1341 860"></td> <td data-bbox="1341 761 1644 860">West Lavington and Littleton Panell</td> <td data-bbox="1644 761 1944 860"></td> </tr> <tr> <td data-bbox="1115 860 1341 927"></td> <td data-bbox="1341 860 1644 927">Worton</td> <td data-bbox="1644 860 1944 927"></td> </tr> </tbody> </table>	Devizes				Devizes	Potterne		Bromham	Urchfont		Market Lavington	<u>West Lavington and Littleton Panell</u>		Rowde			West Lavington and Littleton Panell			Worton	
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PC121	Appendix A (Page 79), Paragraph A.1	ID: Rep:	<p>Factual update.</p> <p>Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.</p>	<p>Delete bullet point 5:</p> <p>West Lavington and Littleton Panell</p>																					
PC122	Appendix A (Page 79),	ID: Rep:	Factual update.	Amend paragraph A.3:																					

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																		
	Paragraph A.3		Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	"The settlement boundaries for Potterne, and Urchfont <i>and West Lavington and Littleton Panell</i> have not been reviewed because of neighbourhood plans."																		
PC123	Page 84	ID: Rep:	Factual update. The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete 'West Lavington and Littleton Panell settlement boundary' map.																		
PC124	Page 73, Table 6.2	ID: Rep:	Factual update. Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Christian Malford into column 3 of Table 6.2: <table border="1" data-bbox="1115 911 1964 1302"> <thead> <tr> <th colspan="3" data-bbox="1115 911 1964 975">Chippenham</th> </tr> </thead> <tbody> <tr> <td data-bbox="1115 975 1341 1038"></td> <td data-bbox="1341 975 1644 1038">Christian Malford</td> <td data-bbox="1644 975 1964 1038"><i>Christian Malford</i></td> </tr> <tr> <td data-bbox="1115 1038 1341 1102"></td> <td data-bbox="1341 1038 1644 1102">Hullavington</td> <td data-bbox="1644 1038 1964 1102"></td> </tr> <tr> <td data-bbox="1115 1102 1341 1166"></td> <td data-bbox="1341 1102 1644 1166">Kington St Michael</td> <td data-bbox="1644 1102 1964 1166"></td> </tr> <tr> <td data-bbox="1115 1166 1341 1230"></td> <td data-bbox="1341 1166 1644 1230">Sutton Benger</td> <td data-bbox="1644 1166 1964 1230"></td> </tr> <tr> <td data-bbox="1115 1230 1341 1294"></td> <td data-bbox="1341 1230 1644 1294">Yatton Keynell</td> <td data-bbox="1644 1230 1964 1294"></td> </tr> </tbody> </table>	Chippenham				Christian Malford	<i>Christian Malford</i>		Hullavington			Kington St Michael			Sutton Benger			Yatton Keynell	
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PC125	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1: Christian Malford									
PC126	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35: <u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u>									
PC127	Page 109	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Christian Malford map.									
PC128	Page 73, Table 6.2	ID: Rep:	Factual update. Change to table to show that the settlement boundary for Oaksey is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Oaksey into column 3 of Table 6.2: <table border="1"> <thead> <tr> <th colspan="3">Malmesbury</th> </tr> </thead> <tbody> <tr> <td></td> <td>Malmesbury</td> <td><i>Oaksey</i></td> </tr> <tr> <td></td> <td>Ashton Keynes</td> <td></td> </tr> </tbody> </table>	Malmesbury				Malmesbury	<i>Oaksey</i>		Ashton Keynes	
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Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change			
					Crudwell		
					Oaksey		
					Sherston		
PC129	Appendix A (Page 119), paragraph A.46		<p>Factual update.</p> <p>Text change to show that the settlement boundary for Oaksey is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Delete bullet point 4:</p> <p>Oaksey</p>			
PC130	Appendix A (Page 119), paragraph A.47		<p>Factual update.</p> <p>Text change to show that the settlement boundary for Oaksey is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Amend paragraph A.47:</p> <p>“The settlement boundaryies for Great Somerford and Oaksey hasve not been reviewed because of a neighbourhood plans.”</p>			
PC131	Page 123		<p>Factual update.</p> <p>The settlement boundary for Oaksey is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Delete Oaksey map.</p>			

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change																		
PC132	Page 74, Table 6.2	ID:1051839 Rep: 1548	<p>Factual update.</p> <p>Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Move Cricklade into column 3 of Table 6.2:</p> <table border="1" data-bbox="1115 357 1904 750"> <thead> <tr> <th colspan="3" data-bbox="1115 357 1904 421">Royal Wootton Bassett and Cricklade</th> </tr> </thead> <tbody> <tr> <td data-bbox="1115 421 1263 488"></td> <td data-bbox="1263 421 1621 488">Cricklade</td> <td data-bbox="1621 421 1904 488"><u>“Cricklade”</u></td> </tr> <tr> <td data-bbox="1115 488 1263 555"></td> <td data-bbox="1263 488 1621 555">Lyneham</td> <td data-bbox="1621 488 1904 555"></td> </tr> <tr> <td data-bbox="1115 555 1263 622"></td> <td data-bbox="1263 555 1621 622">Purton</td> <td data-bbox="1621 555 1904 622"></td> </tr> <tr> <td data-bbox="1115 622 1263 689"></td> <td data-bbox="1263 622 1621 689">Royal Wootton Bassett</td> <td data-bbox="1621 622 1904 689"></td> </tr> <tr> <td data-bbox="1115 689 1263 750"></td> <td data-bbox="1263 689 1621 750"></td> <td data-bbox="1621 689 1904 750"></td> </tr> </tbody> </table>	Royal Wootton Bassett and Cricklade				Cricklade	<u>“Cricklade”</u>		Lyneham			Purton			Royal Wootton Bassett				
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PC133	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	<p>Factual update.</p> <p>Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Delete bullet point 2:</p> <p>Cricklade</p>																		
PC134	Appendix A (Page 132) paragraph A.60	ID:1051839 Rep: 1548	<p>Factual update.</p> <p>Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Add new paragraph after paragraph A.60:</p> <p><u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u></p>																		

Proposed change ref number	Policy/ Para reference	Key Issue/ Rep numbers	Reason for Proposed Change	Proposed Change
PC135	Page 134	ID:1051839 Rep: 1548	Factual update. The settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Cricklade map.