

Wiltshire Housing Site Allocations Plan Examination in Public

Position Statement on Matter 2

Consistency with the Wiltshire Core Strategy (WCS)

PS/M2/01

March 2019

Contents

Matter 2: Consistency with the Wiltshire Core Strategy (WCS)		Page number
<i>Issue No.</i>	<i>Issue</i>	
2	Does the WHSAP make adequate provision to meet housing requirements as set out in the WCS?	4
2.1	The WCS contains housing figures at a County, HMA and settlement level. Which is the most appropriate scale at which to consider provision in order to assess consistency with the WCS?	4
2.2	Based on the most up-to-date evidence, what is the residual level of development required to meet the housing requirement identified in the WCS? What component of this is the WHSAP expected to meet?	4
2.3	Are the components of delivery identified in the Plan, including completions, committed developments and windfalls, justified and realistic?	5
2.4	In light of the above, does the WHSAP make adequate overall provision to ensure the delivery of the minimum housing requirement as set out in the WCS?	6
2.5	Is the predicted delivery of allocated sites realistic in terms of the contribution they would make through the Plan period?	7
3	Does the distribution of site allocations accord with the spatial strategy in the WCS?	7
3.1	Is the overall distribution of housing allocations consistent with the spatial strategy set out in the WCS?	7
3.2	Is the distribution within each HMA consistent with the WCS?	8
3.3	Is the approach set out in Stages 1 and 2 of the site selection process justified? In particular, has a consistent and justified approach been taken to excluding specific locations from the scope of the exercise, including: <ul style="list-style-type: none"> • Principal Settlements, Market Towns, Local Service Centres and Large Villages; • areas where housing needs in the WCS are indicated to have been met; and • areas with made or emerging Neighbourhood Plans? (<i>* Note, in responding to this question, the Council is requested to provide an up to date assessment of the stage each relevant Neighbourhood Plan is at in its preparation</i>). 	8

3.4	Are the differences between overall provision identified in the WHSAP and the WCS justified? Should any shortfalls in provision within particular settlements be compensated for with development in other locations?	9
4	Has the site selection process for housing allocations been soundly based?	10
4.1	Have the site allocations been undertaken on a consistent basis having regard to the strategic objectives and policies of the WCS, the policies of the NPPF and the evidence base?	10
4.2	Were reasonable alternatives considered and tested? Are the reasons for selecting the preferred sites and rejecting others clear?	11
4.3	Have the site allocations been made in accordance with Diagrams 2 and 3 of the Planning Practice Guidance on Flood Risk and Coastal Change, including the application of the sequential and exception tests?	13
4.4	Have the cumulative transport related implications of allocated sites been fully assessed and are measures to address them sufficiently clear and deliverable?	14
4.5	Have the cumulative effects of development on protected habitats and species? Will the plan be effective in ensuring their protection and/or mitigating any effects?	14
4.6	Have the cumulative infrastructure requirements of allocated sites been fully assessed, including the need for education facilities, and are measures to address them sufficiently clear and deliverable?	16

Matter 2: Consistency with the Wiltshire Core Strategy (WCS)

Issue 2: Does the WHSAP make adequate provision to meet housing requirements as set out in the WCS?

Issue 2.1 - The WCS contains housing figures at a County, HMA and settlement level. Which is the most appropriate scale at which to consider provision in order to assess consistency with the WCS?

1. Each of the three levels are considered to be of relevance in considering how the WHSAP conforms to the Wiltshire Core Strategy (WCS) (WCO.01)¹. This strategic context is set out in paragraphs 2.12 to 2.18 of the WHSAP (WHSAP.01.01)².
2. The overall county-wide housing requirement of at least 42,000 is that which the WCS aims to deliver against and to meet Strategic Objective 3 of the WCS. WHSAP will contribute towards the overall housing needs for the county to deliver that overall objective.
3. Core Policy 2 of the WCS defines three Housing Market Areas within the county. These were established in the evidence base for the WCS, examined through the WCS Examination hearings, and ultimately considered by the Examining Inspector as the appropriate level to measure housing need and delivery against for the development plan (WCS Inspector's Final Report paragraph 43 (WCO.11)³). The Council consider this level as the most appropriate to measure housing provision against.
4. Notwithstanding this, the Area strategies set out in WCS Core Policies 4-33 set out the spatial strategy for the Community Areas, and details how the housing requirements for each HMA are disaggregated into indicative requirements for the settlements and rural remainders for each Community Area to ensure a sustainable distribution of growth at HMA level.

Issue 2.2 - Based on the most up-to-date evidence, what is the residual level of development required to meet the housing requirement identified in the WCS? What component of this is the WHSAP expected to meet?

5. In TOP/03C⁴, table 4.2 (page 10) represents the most up-to-date published evidence base regarding the housing requirement and developable commitments. Figures in the table show the indicative residual requirements for the main settlement in each Community Area, the rural remainder for the Community Area, the total for each Community Area, and the HMA overall.
6. This shows the residual requirement (in net additional dwelling units) for the HMAs (as at 31 March 2017) are as follows:

East Wiltshire HMA	= 5
North & West Wiltshire HMA	= 1,109
South Wiltshire HMA	= 1,331

¹ [WCO.01](#) Wiltshire Core Strategy

² [WHSAP.01.01](#) Wiltshire Housing Site Allocations Plan - Submission Document July 2018

³ [WCO.11](#) Report on the Examination into the Wiltshire Core Strategy, December 2014

⁴ [TOP.03C](#) WHSAP Topic Paper 3 - Housing Land Supply Addendum July 2018 Submission version

7. In TOP.04C⁵ tables 4.4, 5.4 and 6.4 show the quantum of the Plan allocations that are anticipated to deliver by 2026 for each respective HMA (based on 2017 housing land supply trajectories). These are as follows:

East Wiltshire HMA	= 161
North & West Wiltshire HMA	= 1,253
South Wiltshire HMA	= 804

HMA	Residual requirement	WHSAP allocations anticipated delivery by 2026	Percentage of residual requirement anticipated to deliver by 2026
East Wiltshire	5	161	>100%
North & West Wiltshire	1,109	1,253	>100%
South Wiltshire	1,331	804	60%

Issue 2.3 - Are the components of delivery identified in the Plan, including completions, committed developments and windfalls, justified and realistic?

8. Yes, the components of delivery and supply are considered to be justified and realistic.
9. The Council's annual monitoring activity consists of a site-by-site visit to visually establish the number of units completed and lost in the monitoring year. It is considered to be the most accurate method to establish housing completions.
10. HLSS.05⁶ section 5.0 (page 9 onwards) details the components of supply and why the Council consider they are justified. The Council establish likely timescales for development and build trajectories through engagement with landowners, developers, housebuilders, site representatives and Neighbourhood Plan groups, as well as officers within the Council. This exercise includes assessment of historic delivery for similar-sized and implemented sites and the capacity of housebuilders to achieve the build rates provided.
11. The Council calculates an allowance for delivery from future planning permissions on windfall sites at an HMA-level. Up to and including the 2014 Housing Land Supply Statement (HLSS.01)⁷ the Council used a small site windfall allowance based on historic delivery and a large site windfall allowance based on potentially suitable brownfield sites in its SHLAA that could be delivered within 5 years. The WCS Inspector noted that the Council had taken a conservative estimate of windfall delivery but considered the evidence was compelling to consider the likely rate of housing delivery on both large and small sites will be greater (WCS Inspector's Final Report paragraph 97).
12. The Council responded by reviewing its windfall allowance from 2015 to present to base it on historic rates of planning permissions and housing delivery on both small and large brownfield sites since 2009. The Council review the anticipated delivery from future windfall sites as part of their annual review process, to ensure it remains accurate for estimating potential delivery.

⁵ [TOP.04C](#) WHSAP Topic Paper 4 - Developing Plan Proposals Addendum July 2018 Submission version

⁶ [HLSS.05](#) Housing Land Supply Statement, Base date: April 2017

⁷ [HLSS.01](#) Housing Land Supply Statement, Base date: April 2014

13. HLSS05⁸, Table 3 (page 11 onwards) shows large site permissions (10 units and above) that have occurred beyond the monitoring base date up to the date of publication of the Statement. A significant proportion (16 of 20 sites listed) are on brownfield land. This indicates that windfall sites of this size continue to come forward in all HMAs in Wiltshire.

Issue 2.4 - In light of the above, does the WHSAP make adequate overall provision to ensure the delivery of the minimum housing requirement as set out in the WCS?

14. Yes, the WHSAP is considered to make adequate overall provision. In TOP.04C⁹ tables 4.4, 5.4 and 6.4 show the quantum of the Plan allocations that are anticipated to deliver by 2026 for each respective HMA (based on 2017 housing land supply trajectories).
15. This indicates that were the WHSAP allocations to be delivered in accordance with these trajectories, this would be adequate to meet the residual requirement in the East Wiltshire HMA and North and West Wiltshire HMA. Tables 4.4 and 5.4 indicate the combination of existing commitments and the WHSAP allocations (excluding any allowance for windfall) is projected to meet the entire remaining residual requirement for these HMAs by the end of the Plan period.
16. Table 6.4 indicates the quantum of the allocations that will be developed within the Plan period in the South Wiltshire HMA. This indicates that the combination of existing commitments and the WHSAP allocations (excluding windfall allowance) is not projected to meet the entire remaining residual requirement of the WCS by the end of the Plan period (527 dwellings or approximately 5%). However, this should be considered in the context of the potential of windfall delivery in Wiltshire. HLSS05, paragraph A6 (page 113) shows the historic delivery from windfall sites in Wiltshire as being 30% of all completions in the WCS period to date. Chart 2 shows windfall completions in each HMA, and this shows it has been a consistent source of supply in the South Wiltshire HMA during the WCS period to date. Appendix 1 of the HLSS05 shows a breakdown of the sources of supply for each of the HMAs. The section for the South Wiltshire HMA (pages 28-32) includes a number of permitted brownfield windfall sites totalling 358 units. This demonstrates this as being a continuing source of supply. It also includes an allowance for future windfall delivery for the remaining years of the WCS period and, as highlighted in the response to Issue 2.3 above, brownfield windfall sites have continued to come forward beyond the housing land supply position set out in TOP/03C.
17. In a recent Section 78 appeal decision for a proposal for residential development at Land at Firs Road, Alderbury (within the South Wiltshire HMA) the appellant challenged the Council's windfall allowance in the 5-year housing land supply as it considered it was over-estimating the likely delivery from this source of supply. The appellant provided an alternative approach which had previously been used by the Council in establishing a windfall allowance for the 5-year housing land supply. The Inspector found there was greater merit in using the appellant's lower figure.
18. The method used by the appellant was used previously in establishing the windfall allowance in the 5-year housing land supply, in accordance with paragraph 48 of the 2012 NPPF. However it does not attempt to establish windfall delivery over the

⁸ [HLSS.05](#) 2017 Housing Land Supply Statement (published March 2018)

⁹ [TOP.04C](#) Topic Paper 4 (Developing Plan Proposals) Addendum (July 2018)

longer term and across the remaining plan period. As such it cannot be used to establish potential windfall delivery for the remainder of the Plan period.

19. Given the continuing interest and progress of Neighbourhood Plans in Wiltshire there is also the potential for new neighbourhood plan allocations to supplement supply over the remainder of the plan period.

Issue 2.5 – Is the predicted delivery of allocated sites realistic in terms of the contribution they would make through the Plan period?

20. The Council have engaged with the site representatives during the development of the plan, and most recently in developing Statements of Common Ground. It is anticipated that the allocated sites will contribute housing in a timely and effective manner through the Plan period. A table setting out the trajectories as agreed in the Statements of Common Ground will be prepared in advance of the hearings.

<p>Issue 3: Does the distribution of site allocations accord with the spatial strategy in the WCS?</p>

Issue 3.1 - Is the overall distribution of housing allocations consistent with the spatial strategy set out in the WCS?

21. The Site Selection Process Methodology (TOP.02) ensures consistency within the spatial strategy set out in the WCS by using Areas of Search based on the indicative housing requirements in the Area Strategy Policies of the WCS and where housing supply may need to be supplemented to meet these (Stage 1). This has been informed in part by assessing the supply for the Principal Settlements, Market Towns, and Local Service Centres (in South Wiltshire HMA only) where the combination of completions and developable commitments has indicated the residual requirement may not be met, and that allocations are required to achieve an increase in supply to help meet the overall HMA minimum housing requirement
22. Table 3.1 in TOP.03C shows the progress of the residual requirement for each settlement and rural remainder in the Community Areas over the development of the Plan from 2014 onwards. The final column shows the residual requirement for 2017, which has been used in the formation of the Plan
23. It is considered that the overall distribution of site allocations is consistent with the WCS in the way it has responded to the settlement hierarchy and the distribution of growth across the County as indicated in the Areas Strategies. 17 out of the total of 21 allocations are located at the higher order settlements (Principal Settlements and Market Towns). These are the settlements identified as the most sustainable locations to accommodate more significant levels of growth (Table 1.1, TOP.02)¹⁰. The overall effect of the plan together with completions and developable commitments and the fit with the spatial strategy is set out in Tables 4.8, 5.8 and 6.8 of TOP.04C¹¹.

Issue 3.2 - Is the distribution within each HMA consistent with the WCS?

¹⁰ [TOP.02](#) WHSAP Topic Paper 2 - Site Selection Process Methodology July 2018 Submission version

¹¹ [TOP.04C](#) WHSAP Topic Paper 4 - Developing Plan Proposals Addendum July 2018 Submission version

24. Following on from the response to Issue 3.1, by identifying Areas of Search where the combination of completions and developable commitments has indicated the indicative residual requirement may not be met, locations within each HMA have been identified where allocations are required to improve supply.
25. It is considered that the resulting distribution of the WHSAP allocations is therefore in accordance with the spatial strategy set out in the WCS, which in turn helps ensure a distribution at the HMA level consistent with the WCS. In the East Wiltshire HMA, the allocation is located at a Market Town. In the South Wiltshire HMA the allocations are solely located at the Principal Settlement and Market Towns. In the North and West Wiltshire HMA the allocations are predominantly at the higher order settlements, with a limited number of allocations at Large Villages to improve supply in rural remainder areas where there remains a residual requirement to be met.

Issue 3.3 - Is the approach set out in Stages 1 and 2 of the site selection process justified? In particular, has a consistent and justified approach been taken to excluding specific locations from the scope of the exercise, including:

- **Principal Settlements, Market Towns, Local Service Centres and Large Villages;**
- **areas where housing needs in the WCS are indicated to have been met; and**
- **areas with made or emerging Neighbourhood Plans? (* Note, in responding to this question, the Council is requested to provide an up to date assessment of the stage each relevant Neighbourhood Plan is at in its preparation).**

26. Yes, the approach at Stages 1 and 2 as set out in the Site Selection Process Methodology (TOP.02)¹² is justified and the results are shown in the CATPs. Table 3.1 in TOP.03C¹³ shows the progress of the residual requirement for each Principal Settlement, Market Town, Local Service Centre (South Wiltshire HMA only), and the 'remainder' of each Community Area over the development of the Plan timeline. It can be identified that certain areas had already met their indicative requirement at the commencement of the Plan in 2014 (e.g. Corsham CA remainder).
27. The overall trend over time is for further areas to meet their indicative requirements as sites have been granted permission, as sites have been allocated in the Chippenham Site Allocations Plan, and as sites have been allocated in 'made' or sufficiently advanced Neighbourhood Plans. Notwithstanding this, there have been instances where areas previously considered capable of meeting their indicative requirement without intervention have later required site selection to be undertaken, notably at the Principal Settlement of Salisbury.
28. During development of the plan the Council have identified areas where Neighbourhood Plans seeking to allocate land for housing are being pursued. In these instances, the Council have considered progress of those plans to ascertain whether intervention is required, or whether the Neighbourhood Plan is capable of proceeding at a rate whereby housing will be allocated and delivered in timescales in accordance with the Plan period.

¹² [TOP.02](#) WHSAP Topic Paper 2 - Site Selection Process Methodology July 2018 Submission version

¹³ [TOP.03C](#) WHSAP Topic Paper 3 - Housing Land Supply Addendum July 2018 Submission version

29. In the East Wiltshire HMA the Council had proposed allocating three sites at Market Lavington which is classified as a Local Service Centre in the settlement hierarchy and located in the Devizes Community Area. The Council took into account progress on a Neighbourhood Plan in that parish area alongside the level of intervention required in the HMA to meet the housing requirement and considered it appropriate to remove the proposed allocations through the Schedule of Proposed Changes. The objectives of WHSAP are still being met and the aspirations being pursued by the Neighbourhood Plan to have a say in where housing development takes place at a local level can also be achieved.
30. In the North and West Wiltshire HMA the Council have allocated sites at Large Villages to help meet indicative requirements. One further proposed allocation at the Large Village of Crudwell (Malmesbury Community Area) has been deleted from the WHSAP through the Schedule of Proposed Changes. The Council took into account progress on a Neighbourhood Plan in that parish area alongside the level of intervention required to meet the indicative housing requirement for the community area rural remainder and considered it appropriate to remove the proposed allocations.
31. A note summarising the neighbourhood planning position across Wiltshire is included at Appendix A.

Issue 3.4 - Are the differences between overall provision identified in the WHSAP and the WCS justified? Should any shortfalls in provision within particular settlements be compensated for with development in other locations?

32. Table 4.2 in TOP.03C¹⁴ shows the indicative requirement, completions and developable commitments for each Principal Settlement, Market Town, Local Service Centre (South Wiltshire HMA only), and the 'remainder' of each Community Area. It also provides two figures related to the residual requirement to be met. The column referring to 'actual delivery' takes into account delivery of housing above the residual requirement (shown as a negative figure.) This highlights that some areas can be considered to have exceeded their indicative requirement.
33. In WCS Core Policy 2¹⁵ the indicative nature of the Community Area level requirements does allow for a degree of flexibility to respond to opportunities and constraints in neighbouring or related areas. This could have the effect of certain areas compensating for a shortfall in other locations. For example, in Devizes Community Area, the town of Devizes is anticipated to exceed the indicative requirement, whereas the rural remainder may fall below its indicative requirement. However, the two areas in combination would meet the indicative requirement for the whole Community Area.
34. Considering this approach at an HMA level it can be seen that a number of areas within each HMA have exceeded their indicative requirements (in some case significantly) without any site allocations, for example the Market Towns of Calne, Corsham, Malmesbury, Melksham and Bowerhill, and Westbury in the North and West HMA. A significant proportion of the allocations are at Trowbridge and Warminster to contribute towards their indicative residual requirements, however even taking delivery from these into account, these settlements are currently not anticipated to meet their indicative requirement in the WCS period (as shown in

¹⁴ [TOP.03C](#) WHSAP Topic Paper 3 - Housing Land Supply Addendum July 2018 Submission version

¹⁵ [WCO.01](#) Wiltshire Core Strategy

the entries for these towns in TOP.04C Table 5.8)¹⁶. The variation at Trowbridge is the most significant at 19%. However, as the town is subject to significant environmental constraints including Green Belt and the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) it has not been possible to maximise delivery further through this plan. The level of allocation at Trowbridge has taken into account both the objectives of WHSAP and the WCS against the full context of these constraints.

35. Although it is anticipated that certain areas will experience higher than the indicative levels of growth and other lower where delivery has fallen below the indicative requirement, the overall in-combination effect in each HMA is in accordance with the flexibility between areas as set out in the use of 'about' and 'approximately' in the Area Strategy Policies, which include the indicative requirements of the WCS. This effect of this for the North and West HMA example is shown in TOP.04C¹⁷ in Table 5.4, which indicates an overall surplus. In conclusion, the differences are justified. Any further flexibility would undermine the Spatial Strategy intended by the WCS.
36. In assessing provision at each HMA it is acknowledged that WHSAP does not form the only future source of supply. Windfall development on brownfield sites has historically contributed a significant proportion of overall delivery (as indicated in HLSS05¹⁸ paragraph A6). In addition, there has been significant interest in Neighbourhood Planning activity in Wiltshire, and the progress of plans being made, and progressing to an advanced stage has contributed to the housing supply. Examples of Neighbourhood Plan progress is discussed in the Community Area Topic Papers (CATP.01 to CATP.20). These have included, and continue to include, housing allocations on both brownfield and greenfield sites.

Issue 4: Has the site selection process for housing allocations been soundly based?

Issue 4.1 - Have the site allocations been undertaken on a consistent basis having regard to the strategic objectives and policies of the WCS, the policies of the NPPF and the evidence base?

37. Yes. The selection of site allocations in the WHSAP, and the assessment of all potential housing sites through the site selection process, has been undertaken on a consistent basis, having regard to the strategic objectives and policies of the WCS, the policies of the NPPF and the evidence base.
38. The WHSAP explains at paragraph 1.6 (WHSAP.01.01)¹⁹ that 'housing allocations have been made in general conformity with the settlement strategy outlined in Core Policy 1 as well as the relevant community area strategies contained within Chapter 5 of the WCS'...and that 'Core Policy 2 supports the identification of sites through a subsequent Site Allocations Plan...' Paragraphs 2.4 – 2.20 then set out the 'six key challenges' (strategic objectives) and relevant policies in the WCS, and how the WHSAP is consistent with those six challenges and policies.

¹⁶ [TOP.04C](#) WHSAP Topic Paper 4 - Developing Plan Proposals Addendum July 2018 Submission version

¹⁷ [TOP.04C](#) WHSAP Topic Paper 4 - Developing Plan Proposals Addendum July 2018 Submission version

¹⁸ [HLSS.05](#) Housing Land Supply Statement, Base date: April 2017

¹⁹ [WHSAP.01.01](#) Wiltshire Housing Site Allocations Plan - Submission Document July 2018

39. With regards consistency with the NPPF, WHSAP paragraph 2.1 states that one of the core principles of the NPPF is that ‘...development should be genuinely planned, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area’ and that the WHSAP is being prepared in accordance with that principle. Paragraph 2.3 then states that an objective of the NPPF is to deliver a wide choice of high quality homes and to boost significantly the supply of housing, and that ‘the Plan identifies additional sites with these objectives in mind’.

Issue 4.2 - Were reasonable alternatives considered and tested? Are the reasons for selecting the preferred sites and rejecting others clear?

40. The SA has evaluated alternatives in relation to site allocations and reviewed and contributed to the refinement of Plan policy wording.

41. The methodology in chapter 2 of the SA Report (SA.01.A.a)²⁰ sets out the approach to the selection of site alternatives that were then subject to SA. It also clearly sets out the methodology for determining whether a site is considered ‘more sustainable’ or ‘less sustainable’, and the process then taken by the Council to determine which of these sites should then be included in the Plan.

42. Reasonable site alternatives for consideration in the SA were identified through an initial sifting of sites undertaken by the Council through the application of a comprehensive Site Selection Process Methodology, set out in Topic Paper 2 (TOP.02)²¹. These initial selection stages included:

- Site Selection Stage 1 - Identification of broad areas of search
- Site Selection Stage 2a - sites assessed against a set of exclusionary criteria.
- Council Site Selection - Stage 2b – this stage removed rural settlements from Areas of Search where local needs for housing have already been met.
- Council Site Selection Stage 3 - Sites that progressed past Stages 1, 2a and 2b of the Council’s site selection process were considered to be reasonable alternatives and were assessed against the SA Framework and reported in this SA Report. The SA considers all of these reasonable alternative sites at the same level of detail, against a standard methodology. The SA assessment has been fully informed by clearly identified constraints to development at each site, details of which are set out per site in SA Annex I (SA.01.A.1²² – SA.01.A.12²³ and SA.01.A.3.a²⁴).

43. Amendments to the sites from the pre-submission consultation and Schedule of Proposed Changes were also subject to SA. This included amendments to sites and the consideration of new sites. The implications of these changes for the SA

²⁰ [SA.01A.a](#) Sustainability Appraisal Report - revised September 2018

²¹ [TOP.02](#) WHSAP Topic Paper 2 - Site Selection Process Methodology July 2018 Submission version

²² [SA.01.A.1](#) Sustainability Appraisal Report Annex 1 - A.1 Amesbury Community Area Remainder May 2018

²³ [SA.01.A.12](#) Sustainability Appraisal Report Annex 1 - A.12 Westbury Community Area Remainder May 2018

²⁴ [SA.01.A.3.a](#) Sustainability Appraisal Report Annex 1 - A.3 Chippenham Community Area Remainder - revised September 2018

were initially reviewed and reported within the SA Report Annex II (SA.01C)²⁵. In order to undertake post-submission consultation, these changes were then addressed within the second issue of the SA Report post-submission consultation version (September 2018)²⁶.

44. The assessment of the site options through the SA process has resulted in the identification of 'more' and 'less' sustainable sites within an area of search, as well as those sites which should not be considered further. This is clearly stated for each Area of Search in Chapter 7 of the SA Report (SA.01A.a)²⁷.
45. The SA of the sites, and whether they were considered more or less sustainable, was an important consideration in whether sites were taken forward in the Plan site selection process for further consideration. The SA Report sets out this process, and in Chapter 8 identifies that while the site allocations included in the Plan were generally among the 'better performing' sites in terms of sustainability and generally perform well against the SA Objectives, other considerations also had to be taken into account by the Council in whether sites were taken forward into policy, as explained in the Community Area Topic Papers and the Council's Submitted Schedule of Proposed Changes (July 2018) (WHSAP.03.01)²⁸. As such, some individual sites that performed less well against the SA Objectives i.e. the 'less sustainable' sites (as described in Chapter 7), were also taken toward. The sites taken forward in the Plan are identified in Table 8-1 of the SA Report.
46. In relation to the Plan policies, a SA was undertaken of the draft Plan policy proposals to identify any refinements needed to ensure the Plan delivers the most sustainability benefits and appropriate mitigation. Each policy was tested against the SA objectives and the results recorded in the SA Report. By definition, the Plan proposes site allocations and therefore the alternative sites were assessed in the process identified above. Alternative wording for policies, where considered necessary to meet or improve performance against SA objectives was identified and recorded in Chapter 8 of the SA Report.

Issue 4.3 - Have the site allocations been made in accordance with Diagrams 2 and 3 of the Planning Practice Guidance on Flood Risk and Coastal Change, including the application of the sequential and exception tests?

47. Yes. The WHSAP has been prepared in line with the NPPF, WCS, the Council's Strategic Flood Risk Assessment (SFRA) and all relevant information in respect of the management of flood risk from all sources.
48. The Strategic Housing and Employment Land Availability Assessment (SHELAA) (previously known as the Strategic Housing Land Availability Assessment (SHLAA) was used as the starting point and principal source of information regarding the availability of land for detailed assessment. For the WHSAP to be effective, the SHELAA (SHLAA) sites assessed needed to be suitable and capable of being built during the Plan period.
49. Site options were initially screened through a high-level assessment process. As set out in Topic Paper 2 (July 2018) (TOP.02)²⁹, the site selection process

²⁵ [SA.01C](#) Sustainability Appraisal Report Annex II July 2018

²⁶ [SA.01C.a](#) Sustainability Appraisal Report Annex II - revised September 2018

²⁷ [SA.01A.a](#) Sustainability Appraisal Report - revised September 2018

²⁸ [EXAM.01.01](#) Schedule of Proposed Changes - (July 2018) (Part 1 of 46) Main Report

²⁹ [TOP.02](#) WHSAP Topic Paper 2 - Site Selection Process Methodology July 2018 Submission version

considered the suitability of site options. The process included consultation with specialist consultees, such as the Council's Drainage team, which represents the Lead Local Flood Authority. A systematic assessment was applied that tested each SHELAA (SHLAA) site against a range of exclusionary criteria, as set out in Table 4.1. One such criterion was: "Is the site fully or partly within flood risk zones 2 or 3?". SHELAA (SHLAA) sites were either rejected outright, or saw their developable capacity reduced in the light of exclusionary constraints. This process was informed by the SFRA and mapped data in respect of flood risk from all sources. The Council is therefore satisfied that it has applied the sequential test as illustrated in Diagram 2 of the PPG.

50. For sites that were considered to be suitable for further assessment that incorporated land within flood zones 2 and 3, the Council applied the rigour of the Sustainability Appraisal (SA) to assess sustainability benefits that outweigh the flood risk and consider suitable mitigation measures to ensure any subsequent development would be safe for its lifetime without increasing flood risk elsewhere. In this regard, the SA specifically considered the need to ensure site allocations would be capable of reducing vulnerability to future climate change effects in line with the Council's statutory duty under s19(1A) of the Planning and Compulsory Purchase Act 2004. In addition, through the plan making and assessment processes, the Council fully considered and took into account the risk of vulnerability for future home owners.
51. Where sites incorporated land within flood zones 2 and 3, the SA considered whether there was scope to ensure any subsequent development could be located wholly within flood zone 1 and provide suitable mitigation measures to address the risk of flooding from all sources. In all cases it was considered that vulnerable housing development could be sequentially accommodated in flood zone 1, with sufficient land available for surface water attenuation and drainage solutions accommodated without increasing flood risk elsewhere. Only sites considered capable of addressing these two elements of the exception test through the SA process were then carried forward into Stage 4A (Selection of preferred sites).
52. A 5-step process of further detailed assessment was then undertaken which involved inter alia: consultation with technical advisors on site suitability; and consideration of how well a site contributes to the relevant area strategy for a community area. The decisions made at the end of Stage 4A resulted in draft allocations and detailed mitigation measures. Indeed, on the basis of these rigorous assessments, the Council considers that it has applied, where necessary, the two stages of the exception test set out in Diagram 3 of the PPG.

Issue 4.4 - Have the cumulative transport related implications of allocated sites been fully assessed and are measures to address them sufficiently clear and deliverable?

53. In Salisbury and Trowbridge, comprehensive transport studies have been carried out (Trowbridge Transport Strategy: Draft Strategy Refresh 2018 (4 May 2018) (WHSAP.07)³⁰ and Salisbury Transport Strategy: Draft Strategy Refresh 2018 (3 July 2018)(WHSAP.08)³¹). These studies have assessed the cumulative impact of all the proposed sites and outline a transport strategy for each settlement which aim to provide for and mitigate the impact of proposed growth.

³⁰ [WHSAP.07](#) Trowbridge Transport Strategy Refresh May 2018 15052018 Cabinet

³¹ [WHSAP.08](#) Salisbury Transport Strategy Draft Strategy Refresh July 2018

54. Outside of Salisbury and Trowbridge, the majority of the sites are isolated from one another and therefore the accessibility and highway assessments undertaken for each site are relevant. Where several sites are proposed in an area, it is considered that given their individual sizes, they do not have any significant cumulative transport related impacts.

Issue 4.5 - Have the cumulative effects of development on protected habitats and species? Will the plan be effective in ensuring their protection and/or mitigating any effects?

55. Yes, the cumulative effects of development on protected habitats and species have been fully assessed, and it is considered that the Plan will be effective in ensuring their protection and/or mitigating any effects.
56. Likely cumulative effects on protected habitats and species have been assessed, described and evaluated both in the Sustainability Appraisal (SA) and Appropriate Assessment element of the overall Habitats Regulations Assessment (HRA), with mitigation measures recommended to avoid and/or reduce likely significant effects. These recommendations have been incorporated into the WHSAP, both in the submission version of the plan (WHSAP.01.01)³² and through the Schedule of Proposed Changes (EXAM.01.01)³³
57. The SEA Regulations require the assessment of likely effects to include cumulative effects. The SA Report, chapter 9, assesses the cumulative, synergistic and indirect effects of plan policies; it explains in paragraph 9.1 that cumulative effects arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap.
58. The SA Report assesses the combined effects of plan policies H1, H2 and H3 on protected habitats and species through SA Objective 1 'biodiversity' and the findings are presented in Table 9.1. This concludes that 'overall, in terms of cumulative effects for policies H1, H2 and H3, with the mitigation measures in place there is expected to be at worst minor negative and at best a moderate beneficial effect against this SA objective as enhancement measures are implemented'.
59. Cumulative effects on protected habitats and species between the WHSAP and other plans are then assessed in the SA. It states in Table 9.2 'there are unlikely to be any localised cumulative effects on biodiversity. Potential cumulative effects are likely to result in elevated adverse effects on overall total loss of biodiversity, however mitigation and enhancement measures may result in overall positive effects on biodiversity in the medium to long term. The HRA identified no adverse effects on the Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. This assumes that mitigation proposed in the Appropriate Assessment element of the HRA is implemented. The Schedule of Proposed Changes strengthen the requirements in relation to mitigation of impacts on Natura 2000 sites'. The SA concludes that 'overall, in terms of cumulative effects, with the mitigation measures in place, there is expected to be at worst minor negative and at best minor beneficial effects against this SA objective as enhancement measures are implemented'.

³² [WHSAP.01.01](#) Wiltshire Housing Site Allocations Plan - Submission Document July 2018

³³ [EXAM.01.01](#) Schedule of Proposed Changes (Sept 2018) (Part 1 of 46) Main Report

60. The Habitats Regulations Assessment (HRA) that was submitted in July 2018 (HRA.01³⁴ and HRA.02³⁵), contains evidence of likely effects on European Sites, both alone and in-combination, and sets out mitigation measures and implications for the integrity test. Considering recommended mitigation measures, which have either been included in the submitted plan or proposed for inclusion in the plan through the Schedule of Proposed Changes, the HRA concludes there will be no loss of integrity to any European Sites.
61. A further addendum to the HRA provides an update on progress made to date with the development of mitigation strategies. Its conclusions are as follows:
- Salisbury Plan SPA (recreational pressure) - it concludes that 'planned growth as a result of the Core Strategy, the WHSAP and Army Basing Project will not have an adverse effect on the integrity of the Salisbury Plain SPA, either alone or in-combination with other plans and projects'.
 - River Avon SAC (phosphate) - it confirms that 'an agreed form of wording with the Environment Agency and Natural England has been inserted into the Plan that references the role of the Memorandum of Understanding in order to provide greater certainty over the need to provide for phosphate neutral development'.
 - Bath and Bradford on Avon Bats SAC (habitat loss / deterioration) – it concludes that 'the proposed amendments to the Plan can be accommodated by the Trowbridge Bat Mitigation Strategy (TBMS) (BIO.45)³⁶ and it is therefore possible to conclude there will be no loss of integrity to the SAC'.
 - Bath and Bradford on Avon Bats SAC (recreational pressure) – it concludes that 'the proposed amendments to the Plan can be accommodated by the Trowbridge Bat Mitigation Strategy (TBMS) and it is therefore possible to conclude there will be no loss of integrity to the SAC'

Issue 4.6 - Have the cumulative infrastructure requirements of allocated sites been fully assessed, including the need for education facilities, and are measures to address them sufficiently clear and deliverable?

62. Yes, the Plan is supported by proportionate evidence that addresses, where necessary, the cumulative infrastructure requirements associated with the delivery of the proposed allocations. The Viability Assessment - Pre-submission draft plan June 2017 (WHSAP.25)³⁷ takes account of the cumulative impact of Wiltshire Council's current planning requirements, including all plan policies, the Community Infrastructure Levy (CIL) and affordable housing, in testing the ability of a range of development typologies identified by the Council to be viably developed over the Wiltshire Core Strategy (WCO.01)³⁸ plan period which runs to 2026 for the purpose of supporting the Wiltshire Housing Site Allocations Plan (WHSAP.01.01)³⁹.
63. The proposed allocations range in size and complexity. Therefore, in order to provide additional support to the Plan, detailed testing has been undertaken on one large site that has a particular infrastructure requirement, comprising specific

³⁴ [HRA.01](#) Habitats Regulations Assessment - Pre-submission draft plan June 2017

³⁵ [HRA.02](#) Addendum to the Assessment under the Habitat Regulations - Pre-submission draft plan May 2018

³⁶ [BIO.45](#) Draft Trowbridge Bat Mitigation Strategy

³⁷ [WHSAP.25](#) Viability Assessment - Pre-submission draft plan June 2017

³⁸ [WCO.01](#) Wiltshire Core Strategy

³⁹ [WHSAP.01.01](#) Wiltshire Housing Site Allocations Plan - Submission Document July 2018

Section 106 payments towards education and road infrastructure, specified in the proposed policies. This site is Netherhampton Road in Salisbury. Pages 27 to 28 of the Viability Assessment demonstrate that this site can deliver 40% affordable housing and the specific Section 106 obligations.

64. Chapters 4 and 5 and Appendices D to G, where relevant, of the Community Area Topic Papers September 2018 (CATP.01a to CATP.20a)⁴⁰ assess the individual and cumulative infrastructure requirements of strategic site options for each Community Area as part of the site selection process.
65. The Wiltshire Infrastructure Delivery Plan December 2016 (WCO.07A-V) sets out the cumulative strategic infrastructure requirements, including education facilities, across the County to support planned growth in the Wiltshire Core Strategy. The Wiltshire CIL Regulation 123 List (WCO.08B)⁴¹ sets out the infrastructure projects that may be funded, in whole or in part, through CIL monies. The List includes the provision of additional secondary school places, transport interventions and projects to meet Habitats Regulation Assessment, such as the Nutrient Management Plan to address the level of phosphates in the River Avon, the Stone Curlew and Salisbury Plain Special Protection Area.
66. The Cabinet Report (DEM.06) and Minutes 11 December 2018 (DEM.05) set out the Council's resolution to allocate CIL to help deliver particular education, transport and environmental projects, including capacity improvements to the A361 Holy Trinity Gyratory and the aforementioned projects relating to European protected sites, which help to address the cumulative infrastructure requirements of the plan. The Revised Planning Obligations Supplementary Planning Document (WCO.30) sets out Wiltshire Council's approach to delivering infrastructure requirements through Section 106 planning obligations and other developer contributions. Pages 13 to 16 set out the Council's approach to delivering education facilities. The approach is consistently applied through the development management process on the basis of evidence at the time individual applications are determined.
67. The Council therefore considers that the cumulative effect of the proposed site allocations has been effectively considered through the site assessment process. Where the need for infrastructure has been identified, the Plan explicitly sets out the requirement and a mechanism for delivery through a planning application process.

⁴⁰ [WCO.07A-WCO.07V](#) Documents relating to the Wiltshire Infrastructure Delivery Plan 3

⁴¹ [WCO.08B](#) Wiltshire Council Community Infrastructure Levy - Revised Regulation 123 List September 2016

Appendix A

Neighbourhood planning performance across Wiltshire
(see attached spreadsheet)

Made NP Housing site allocations	Draft NP Housing site allocations	Adopted Local Plan Housing site allocations (i.e. CSAP)	Proposed WHSAP Housing site allocations	Housing site allocations shared by NP & WHSAP
----------------------------------	-----------------------------------	---	---	---

Please note: A map showing NP status of all Wiltshire parishes is available at <http://www.wiltshire.gov.uk/planning-neighbourhood-activity-map>

Community Area	Parish area	CONTEXT for the purposes of the delivery strategy & DPD site selection process methodology	Neighbourhood Plan Status	Neighbourhood Plan Housing allocation.	WHSAP DPD Housing allocation Site Name (SHLAA ref)	SETTLEMENT (for the purposes of the WCS & DPD Delivery Strategy)	No of dwellings	Remaining indicative housing requirement (at Mar18) 'Topic Paper 2' (TOP03C)	Notes on NP	
EAST WILTSHIRE HMA										
Devezes CA	Devezes	Market Town (MT) & surrounding countryside	Made Plan (Dec-15)	Y - 17 sites (2 sites / 56 dwellings completed, 4 further sites permitted)	N	All at Devezes (MT)	371	0		
	Market Lavington	Local Service Centre (LSC) & surrounding countryside	Reg 14 (Sept-18)	Y (4 sites)		Market Lavington (LSC)	88	81	Preparing to submit NP in Apr-19. The Plan was ready to be submitted before 24.01.19 however the HRA needed to be reviewed and consequently a full SEA was needed.	
	Bromham	Large Village (LV) & surrounding countryside	Area designated (Nov-18)	Unknown at this stage						
	Potterne	Large Village (LV) & surrounding countryside	Made Plan (Jan-17)	Y (4 sites)		Potterne (LV)	19			
	Urchfont	Large Village (LV) & surrounding countryside	Made Plan (Apr-17)	Y (9 sites)		Urchfont (LV)	37			
	West Lavington	Large Village (LV) & surrounding countryside	Examination	Y (1 site, SHELAA 711)		West Lavington (LV)	50			Decision Report expected March 31st.
	Worton	Large Village (LV) & surrounding countryside	Area designated (Jul-16)	Unknown at this stage						
	10 further parishes	Rowde (LV), & others with Small Villages or smaller settlements	Undesignated	N/A						
Marlborough CA	Marlborough	Market Town (MT) & surrounding countryside	Area designated (Aug-16)	Exploring sites					0	
	Aldbourne	Large Village (LV) & surrounding countryside	Area designation (Mar-16)	Unknown at this stage				31		
	17 further parishes	3 with Large Villages	Undesignated	N/A						
	Pewsey	Local Service Centre (LSC) & surrounding countryside	Made Plan (Oct-15)	Y (2 sites; 1 permitted)		Pewsey (LSC)	58	0		
	Burbage	Large Village (LV) & surrounding countryside	Made Plan (Jul-18)	Y (SHELAA 665)		Burbage (LV)	30			

Pewsey CA	Chirton & Connock	Small Villages (SV) & surrounding countryside	Examination	N (infill only policy)				0		
	Great Bedwyn	Large Village (LV) & surrounding countryside	Area designated (Dec-16)	Exploring sites for longer-term plan preparation						
	North Newton	Small settlements only	Area designated (Sep-17)	Unknown at this stage						
	Woodborough	Small village (SV) & surrounding countryside	Area designated (Mar-16) Not continuing	N/A						
	Wootton Rivers	Small village (SV) & surrounding countryside	Made Plan (Jan-18)	N (infill only, reinstated Settlement Boundary)						
	18 further parishes	2 LVs & otherwise SVs and smaller settlements.	Undesignated	N/A						
Tidworth CA	Tidworth & Ludgershall	Market Town (MT)	Undesignated	N/A	H1.1 Empress Way (SHELAA 530)	Ludgershall (MT)	270 (includes 109 dwellings that already have planning permission)	0		
	10 further parishes	2 LVs.	Undesignated					0		
NORTH AND WEST WILTSHIRE HMA										
Bradford-on-Avon CA	Bradford-on-Avon	Market Town (MT) & surrounding countryside	Made Plan (Oct-17)	N (infill only policy, WCS allocation)				0		
	Holt	Large Village (LV) & surrounding countryside	Made Plan (Jan-17)	Y (1 site (SHELAA 253))		Holt (LV)	66	0		
	Limpley Stoke & Freshford	SV (Freshford is 'small rural settlement' in BANES)	Made Plan (Nov-15)	N (infill only policy)						
	Westwood	Large Village (LV) & surrounding countryside	Area designated (Dec-15)	Unknown at this stage						
	Winsley	Large Village (LV) & surrounding countryside	Area designated (Nov-13) Not continuing at present	N/A						
	4 further parishes	small villages	Undesignated	N/A						
Calne CA	Calne & Calne Without	MT & surrounding parish 'Calne Without' which includes LV Studley/Derry Hill	Made Plan (Feb-18)	Y (1 site, permitted)		Calne (MT)	295		0	
	Bremhill	Large Village (LV) & surrounding countryside	Made Plan (Feb-18)	N (though plan is supportive of approx 20 dwellings)				0		
	Cherhill	Large Village (LV) & surrounding countryside	NDO, Referendum	N/A (NDO for village hall, not housing)						
	Compton Bassett	Large Village (LV) & surrounding countryside	Made Plan (May-16)	Y (1 site, permitted)			7			

	Heddington	Large Village (LV) & surrounding countryside	Undesignated	N/A					
	Hilmarton	Large Village (LV) & surrounding countryside	Area designated (Jan-19)	Unknown at this stage					
Chippenham CA	Chippenham	Principal settlement	Area designated (Aug-18)	Unknown at this stage	No, but CSAP allocates 2 sites	Chippenham	2050	264	
	Biddestone	Small village and surrounding countryside	Undesignated, but starting scoping stage	Unknown at this stage					
	Chippenham Withouth (Allington)	smaller settlements	Area designated (Mar-15)	Unknown at this stage					
	Christian Malford	Large Village (LV) & surrounding countryside	Made Plan (Mar-18)	Y (6 sites)			30		
	Hullavington	Large Village (LV) & surrounding countryside	Reg 16	Y (1 site - same as WHSAP, SHELAA 690)	H2.1 The Street (SHELAA 690)	Hullavington (LV)	70 (NDP) 50 (WHSAP)		
	Kington Langley	Small village (SV) & surrounding countryside	Undesignated	N/A					
	Kington St Michael	Large Village (LV) & surrounding countryside	Area designated, (Sep-15)	Unknown at this stage					
	Langley Burrell	Small village (SV) & surrounding countryside; Chippenham fringe	Made Plan (Oct-17)	N (context of CSAP allocations)					Currently reviewing and likely to allocate a housing site.
	Seagry	Small village (SV) & surrounding countryside	Area designated (Sep-15)	Unknown at this stage					
	Stanton St Quintin	Small village (SV) & surrounding countryside	Area designated, (Sep-17)	Unknown at this stage					
	Sutton Benger	Large Village (LV) & surrounding countryside	Area designated (Dec-15)	Unknown at this stage					
	Yatton Keynell	Large Village (LV) & surrounding countryside	Undesignated	N/A	H2.12 East of Farrells Field (SHELAA 482)	Yatton Keynell (LV)	30		
		5 further parishes	SVs and smaller	Undesignated	N/A				
Corsham CA	Corsham	Market Town (MT) & surrounding countryside	Examination	N (but supportive of modest development at SVs in the Neighbourhood Area)				0	WC is considering the position re HRA
	Box	Large Village (LV) & surrounding countryside	Area designated, (Feb-19)	Unknown at this stage					
	Colerne	Large Village (LV) & surrounding countryside	Area designated (Jun-17)	Unknown at this stage				0	

	Lacock	Small Village (SV) & surrounding countryside	Undesignated, starting	Unknown at this stage					
Malmesbury CA	Malmesbury & Malmesbury Without (Brokenborough)	Market Town (MT) & surrounding countryside	Made Plan (Feb-15)	Y (4 sites; 2 completed)			269	0	
	Ashton Keynes	Large Village (LV) & surrounding countryside	Made Plan (May-17)	Y (1 site, SHELAA 151)			11	0	
	Brinkworth	Small Village (SV) & surrounding countryside	Undesignated, starting	Unknown at this stage					
	Crudwell	Large Village (LV) & surrounding countryside	Reg 14	Tuner's Lane		Crudwell (LV)	25		
	Great Somerford	Large Village (LV) & surrounding countryside	Made Plan (Nov-17)	Y (4 sites)		Great Somerford (LV)	35		
	Lea & Cleverton	Small Village (SV) & surrounding countryside	Area designated (Feb-19)						
	Oaksey	Large Village (LV) & surrounding countryside	Referendum	Y (1 site)		Oaksey (LV)	10 (net)		
	Sherston	Large Village (LV) & surrounding countryside	Examination	Y (3 sites)		Sherston (LV)	52 dwellings		
	10 further parishes	Small villages & smaller	Undesignated						
Melksham CA	Melksham & Melksham Without	Small Village (SV) & surrounding countryside	Area designated (Nov-17)	Unknown at this stage				0	
	Keevil	Small Village (SV) & surrounding countryside	Undesignated, starting					0	
	Poulshot	Small Village (SV) & surrounding countryside	Undesignated, starting						
	Seend	Small Village (SV) & surrounding countryside	Area designated (Jul-16)	Unknown at this stage / likely development coming forward via NDP and/or CLT					
	6 further parishes	Large Village (LV) & surrounding countryside	Undesignated						
	RWB	Market Town (MT) & surrounding countryside	Made Plan (Apr-18)	N				0	
	Broad Town	Small village (SV) & surrounding countryside	Area designated (Jul-17)	Unknown at this stage					
	Clyffe Pypard	smaller settlements	Area designated (Jul-17)	Unknown at this stage					

Royal Wootton Bassett & Cricklade CA	Cricklade	Local Service Centre (LSC) & surrounding countryside	Made Plan (Mar-18)	N				0		
	Lydiard Millicent	Small village (SV) & surrounding countryside (adjacent to Swindon)	Reg 14	N (infill only policy)						
	Lydiard Tregoze	smaller settlements	Area designated (Mar-17)	Unknown at this stage						
	Lyneham & Bradenstoke	Large Village (LV) & surrounding countryside	Area designated (Dec-16)	Unknown at this stage						
	Purton	Large Village (LV) & surrounding countryside	Made Plan (Nov-18)	Y 9 sites (3 sites permitted)		Purton (LV)	113			
	Tockenham	smaller settlements	Reg 14							
	3 further parishes	Small Villages & smaller	Undesignated	N/A						
Trowbridge CA	Trowbridge	Principal settlement	Area designated, (Jan-17), scoping	Unknown at this stage	H2.1 Elm Grove Farm (SHELAA 613)	Trowbridge (PS)	250	0	2230	
		Principal settlement			H2.4 Church Lane (SHELAA 1021)	Trowbridge (PS)	45			
		Principal settlement			H2.5 Upper Studley (SHELAA 3260)	Trowbridge (PS)	45			
		Principal settlement			<i>Also part of H2.3 lies within this parish.</i>					
	Hilperton	Large Village (LV) & surrounding countryside	Made Plan (Nov-18)	N	H2.3 Elizabeth Way (SHELAA 297/263)	Trowbridge (PS)	355			
	North Bradley	Small Village (SV) & surrounding countryside	Reg 14	Y (2 sites)		North Bradley (LV)	60			
		Small Village (SV) & surrounding countryside			H2.2 Land off the A363 at White Horse Business Park (SHELAA 298)	Trowbridge (PS)	175			
		Large Village (LV) & surrounding countryside			<i>Also, part of H2.1 lies within this parish</i>					
	Southwick	Small Village (SV) & surrounding countryside	Area designated (Mar-15)	Unknown at this stage	H2.6 Southwick Court (SHELAA 3565)	Trowbridge (PS)	180			
West Ashton	Large Village (LV) & surrounding countryside	Area designated, (Sep-17)	N							
Warminster CA	Warminster	Large Village (LV) & surrounding countryside	Made Plan (Nov-16)	N	H2.7 East of the Dene (SHELAA 603)	Warminster	100	335		
		Large Village (LV) & surrounding countryside			H2.8 Bore Hill Farm (SHELAA 302/1032)	Warminster	70			
		Large Village (LV) & surrounding countryside			H2.9 Boreham Road (SHELAA 304)	Warminster	30			

	Chapmanslade	Large Village (LV) & surrounding countryside	Undesignated		H2.10 Barthers Farm Nurseries (SHELAA 316)	Chapmanslade	35	16		
	18 further parishes	Large Village (LV) & surrounding countryside	Undesignated							
Westbury CA	Westbury	Small Village (SV) & surrounding countryside	Area designated (Apr-17)					0		
	Bratton	Large Village (LV) & surrounding countryside	Area designated (Mar-18) scoping		H2.13 Off B3098 adjacent to Court Orchard / Cassways (SHELAA 321)	Bratton	35	44		
	Dilton Marsh	Large Village (SV) & surrounding countryside	Area designated (Feb-17)							
	Edington	Small Village (SV) & surrounding countryside	Undesignated, scoping							
	Heywood	Small Village (SV) & surrounding countryside	Area designated (Dec-16)							
	Coulston	Small Village (SV) & surrounding countryside	Undesignated							
SOUTH WILTSHIRE HMA										
Amesbury CA	Amesbury	Market Town (MT) with Bulford & Durrington	Started but not pursuing at present					181		
	Allington	Small village (SV) & surrounding countryside	Undesignated, starting					96		
	Durrington	Market Town (MT) - with Bulford & Amesbury	Undesignated	N/A	H3.6 Clover Lane (SHELAA s98 & 3154)	Amesbury, Bulford & Durrington (MT)	45			
					H3.7 Larkhill Road (SHELAA 3179)	Amesbury, Bulford & Durrington (MT)	15			
	Idmiston (with Porton)	Large Village (LV) & surrounding countryside	Made Plan (Apr-17)	Y (10 sites)					74	
	Shrewton	Large Village (LV) & surrounding countryside	Area designated, (Mar-15)							
	Winterbournes	Large & Small Villages & surrounding countryside	Reg 14	Y (3 sites)					18	
17 further parishes		Undesignated							HRA/SEA screening stage	
Mere CA	Mere	Local Service Centre (LSC) & surrounding countryside	Area designated (Dec-18) scoping	Unknown at this stage				0		
	6 further parishes		Undesignated					1		
					H3.1 (see Netherhampton Parish Area)					

Salisbury CA	Salisbury	Principal settlement	Undesignated, scoping	N/A	H3.2 Hilltop Way (SHELAA s61)	Salisbury (PS)	10	866	
					H3.3 (see Netherhampton Parish Area)				
					H3.4 Land at Rowbarrow (SHELAA 3272)	Salisbury (PS)	100		
					H3.5 (see Laverstock & Ford Parish Area)				
Southern Wiltshire CA	Downton	Local Service Centre (LSC) & surrounding countryside	Made Plan (Jan-17)	N				0	
	Alderbury	Large Village (LV) & surrounding countryside	Undesignated, scoping	Unknown at this stage				0	
	Coombe Bissett	Large Village (LV) & surrounding countryside	Area designated (Dec-17)	Unknown at this stage					
	Laverstock & Ford	Small Village (SV) & surrounding countryside	Area Designated (Dec-17)	Unknown at this stage	H3.5 The Yard, Hampton Park (OM003)	Salisbury (PS)	14		
	Odstock	Small Village (SV) & surrounding countryside	Undesignated, not pursuing	N/A					
	West Dean	Small Village (SV) & surrounding countryside	Area designation (Jun-16)						
	Winterslow	Large Village (LV) & surrounding countryside	Area designated, (Aug-14)	Unknown at this stage					
	8 further parishes		Undesignated	N/A					
Tisbury CA	Tisbury & West Tisbury	Local Service Centre (LSC) & surrounding countryside	Reg 16	Y (1 site)		Tisbury (LSC)	60	22	
	Hindon	Large Village (LV) & surrounding countryside	Reg 14	Y (1 site)		Hindon (LV)	To be determined	142	
	14 further parishes		Undesignated						
Wilton CA	Wilton	Local Service Centre (LSC) & surrounding countryside	Area designated, (Mar-18)	Unknown at this stage				see Salisbury	
	Broad Chalke	Large Village (LV) & surrounding countryside	Reg 14	Y (2 sites)			4+	118	
	Netherhampton	Small Village (SV) & surrounding countryside	Undesignated	N/A	H3.1 Netherhampton Road (SHELAA s1028)	Salisbury	640		
					H3.3 North of Netherhampton Road (SHELAA s1027)	Salisbury	100		
	13 further parishes		Undesignated	N/A					