



# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications

September 2019

## Wiltshire Council

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## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

#### 1. Introduction

- 1.1 The Schedule of Further Main Modifications (FMMs) set out in the following table flow from the Examination Hearing Sessions into the submitted Wiltshire Housing Site Allocations Plan ([WHSAP/01](#)) that were held between 2 April and 16 April 2019. They build upon the Council's Schedule of Proposed Changes ([EXAM/01/01](#)) which remains before the Inspector for his consideration. The FMMs have been identified by the Inspector in his post hearing findings and advice ([EXAM/31](#)) as further changes considered necessary to make the submitted WHSAP 'sound'.
- 1.2 The following table sets out each FMM. When considering the FMMs, the starting point for the reader is the submitted Plan as amended by the Council's Schedule of Proposed Changes. However, the Inspector will still need to recommend the inclusion of the Proposed Changes as main modifications in his final report where he considers they are necessary to make the Plan sound. Please note that as the Proposed Changes have already been consulted on and considered through the examination hearings they are not being consulted on again. Nevertheless, where FMMs alter or supersede an earlier Proposed Change they are included in the Schedule and form part of the consultation for completeness and clarity.
- 1.2 The FMMs derive from the matters that have been examined through the Hearing sessions including information set out in Position Statements and Statements of Common Ground (SOCGs).

#### 2. Using the Schedule of Further Main Modifications

- 2.1 The Schedule of FMMs is set out in table form. Each column presents information for the reader detailing the provenance of the FMM - i.e. how the proposed modification relates to the submitted Plan ([WHSAP/01](#)) and the Schedule of Proposed Changes ([EXAM/01](#)). In addition, reasons for each FMM are presented which relate directly to matters discussed through the hearings and the advice set out in the Inspector's letter.
- 2.2 Where amendments to the Plan<sup>1</sup> are proposed through the FMMs, text to be deleted is shown in ~~strikethrough~~ and new text is presented in ***bold, italics and underlined***.
- 2.3 Each FMM has a unique reference number which should be quoted in any response to this consultation.
- 2.4 The Schedule of FMMs has been subject to further Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). This work is presented in a revised SA Report and additional Addendum to the HRA Report.

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<sup>1</sup> See paragraph 1.2

## **Wiltshire Housing Site Allocations Plan**

### **Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019**

- 2.5 The Schedule of FMMs, along with the revised SA and additional Addendum to the HRA are published for a 6-week period of consultation starting **12 September to Friday 25 October 2019**.
- 2.6 **All representations to the Wiltshire Housing Site Allocations Plan made through the formal consultation in Summer 2017 and the formal consultation on the Schedule of Proposed Changes Autumn 2018 are currently before the Inspector and do not need to be repeated.**
- 2.7 **Responses to this consultation should focus primarily on the FMMs as they address soundness issues. However, in the interests of clarity and completeness, a series of minor amendments to the site boundaries for three site allocations (Appendix 1); along with a schedule of ‘Additional Modifications’ (AM) (Appendix 2) are included that deal with non-material amendments to plan text that do not affect the meaning or interpretation of policy. These are changes that have no effect on soundness. The changes set out in Appendix 1 and Appendix 2 are also subject to consultation, but comments will not be placed before the Inspector.**
- 3. Next steps**
- 3.1 Following the close of the consultation, all representations received in respect of the FMMs and supporting SA and HRA will be submitted to the Inspector for his consideration. Wiltshire Council will consider any comments on the AMs.

# Wiltshire Housing Site Allocations Plan

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)								
FMM 1	Paragraph 1.1		<p><b><u>The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.</u></b></p>	Amended text to clarify position as identified in paragraph 4 of the Inspector's letter.								
<b>East Wiltshire Housing Market Area</b>												
FMM 2	Policy H1  Insert new paragraph  Table 5.2	PC32 PC38	<p>Delete the title 'Policy H1' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.13, as follows:</p> <p><i>Paragraph 5.13 – Land for housing development is identified to support the role of settlements in the East Wiltshire HMA, to ensure supply, improve choice and competition in the market for land. <b><u>The following site is allocated for development, as shown on the Policies Map:</u></b></i></p> <p><i>Policy H1 Land is allocated for residential development at the following sites, as shown on the policies map:</i></p> <p><i>Table 5.2 <b><u>Housing Allocation in the East Wiltshire Housing Market Area</u></b></i></p> <table border="1" data-bbox="696 1107 1628 1294"> <thead> <tr> <th><u>Community Area</u></th> <th><u>Reference</u></th> <th><u>Site Name</u></th> <th><u>Approximate number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td><u>Tidworth</u></td> <td><u>H1.1</u></td> <td><u>Empress Way, Ludgershall</u></td> <td><u>270</u></td> </tr> </tbody> </table>	<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>	<u>Tidworth</u>	<u>H1.1</u>	<u>Empress Way, Ludgershall</u>	<u>270</u>	Amended in response to paragraph 9 of the Inspector's letter and also to reflect the deletion of sites as per paragraphs 12, 23 and 26.
<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>									
<u>Tidworth</u>	<u>H1.1</u>	<u>Empress Way, Ludgershall</u>	<u>270</u>									

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<b>H1.1 Empress Way, Ludgershall</b>				
FMM 3	Policy H1.1	PC41-PC44	<p>Amend policy H1.1 as follows:</p> <p>Land at Empress Way, as identified on the Policies Map, is <del>proposed</del> <b><u>allocated</u></b> for <del>mixed-use</del> development comprising the following elements:</p> <ul style="list-style-type: none"> <li>• approximately 270 dwellings;</li> <li>• <del>a connecting highways link between</del> <b><u>vehicular access from</u></b> Empress Way and Simonds Road/New Drove, <del>via the adjoining development at the former Granby Gardens site</del> <b><u>via the Granby Gardens development site, together with a connecting highways link between the two points of access;</u></b></li> <li>• 1.8ha of land reserved for a two-form entry primary school <b><u>in the south-eastern corner of the site; and</u></b></li> <li>• <del>A strong landscape framework including significant screening to the southern and eastern boundaries of the site.</del></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network, including</u></b> the retention and enhancement of public rights of way LUDG1, <del>and</del> <b><u>LUDG2 and LUDG34.</u></b> <del>through the development of the site.</del></li> </ul> <p><b><u>Development proposals will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>a planning obligation to safeguard land for a primary school for an agreed period of time;</u></b></li> <li>• <b><u>a transport assessment that will determine the trigger point for the delivery of the access via Simonds Road and inform detailed measures to mitigate impacts on the local road network;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage</u></b></li> </ul>	<p>Amended to reflect paragraphs 6 and 11 of the Inspector's letter and the hearing session held on 04/04/19 to achieve greater precision in relation to the requirements for development and include clear guidance of where the 'school land' should be located.</p> <p>To correct an error as per the SOCG 21, paragraph 16.</p>

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			<p><u>strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site;</u></p> <ul style="list-style-type: none"> <li>• <u>layout and design of the development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided; and</u></li> <li>• <u>layout of the development will be informed by an odour assessment, to be undertaken in consultation with Southern Water to ensure a satisfactory living environment will be created.</u></li> </ul> <p>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. <b><u>The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.</u></b></p>	
FMM 4	Paragraph 5.20	PC42	<p>Add additional text to end of paragraph 5.20 as follows:</p> <p>Development of the site will include 1.8ha reserved for a two-form entry primary school. Based on current estimates, <b><u>capacity within</u></b> local primary schools capacity will be absorbed by committed development elsewhere in the town. The need to retain the reserved land for a school will be determined as part of the application process based on demand <b><u>an assessment of future need</u></b> for primary school places <b><u>at the time of an application</u></b> at that time. In the event that land for a school is not required within a period to be agreed with Wiltshire Council's Education Department, then the land will be returned and thereby revert to agricultural use. <b><u>Responsibility for provision of the school will lie with the Council and the process and timescale for delivery will be in agreement with the developer. The development will also be subject to the normal contributions to education provision in accordance with core</u></b></p>	<p>Amended to provide additional clarity and precision regarding delivery of the school.</p> <p>Evidence sourced from the SOCG 21.</p>

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			<u><i>policies of the Wiltshire Core Strategy.</i></u>																	
<b>North and West Wiltshire Housing Market Area</b>																				
FMM 5	Policy H2 Table 5.3	PC32 PC51	<p>Delete the title 'Policy H2' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.40, as follows:</p> <p>Paragraph 5.40 – Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2. <b><u>The following sites are allocated for development, as shown on the policies map:</u></b></p> <p><del>Policy H2 Land is allocated for residential development at the following sites, as shown on the policies map:</del></p> <p>Table 5.3 <b><u>Housing Allocations in the</u></b> North and West Wiltshire Housing Market Area</p> <table border="1"> <thead> <tr> <th><u>Community Area</u></th> <th><u>Reference</u></th> <th><u>Site Name</u></th> <th><u>Approximate number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td><u>Trowbridge</u></td> <td><u>H2.1</u></td> <td><u>Elm Grove Farm, Trowbridge</u></td> <td><u>250</u></td> </tr> <tr> <td></td> <td><u>H2.2</u></td> <td><u>Land off the A363 at White Horse Business Park, Trowbridge</u></td> <td><u>175</u></td> </tr> <tr> <td></td> <td><u>H2.3</u></td> <td><u>Elizabeth Way,</u></td> <td><u>355</u></td> </tr> </tbody> </table>	<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>	<u>Trowbridge</u>	<u>H2.1</u>	<u>Elm Grove Farm, Trowbridge</u>	<u>250</u>		<u>H2.2</u>	<u>Land off the A363 at White Horse Business Park, Trowbridge</u>	<u>175</u>		<u>H2.3</u>	<u>Elizabeth Way,</u>	<u>355</u>	<p>Amended to reflect the Inspector's letter, paragraph 9 and to reflect the deletion of sites as per paragraphs 23 and 26.</p> <p>Delete Policy H2 and subsume within supporting text.</p> <p>As a consequence of the FMMs and principally the proposed deletion of site H2.7, the numbering of all sites will change in the final version of the Plan.</p>
<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>																	
<u>Trowbridge</u>	<u>H2.1</u>	<u>Elm Grove Farm, Trowbridge</u>	<u>250</u>																	
	<u>H2.2</u>	<u>Land off the A363 at White Horse Business Park, Trowbridge</u>	<u>175</u>																	
	<u>H2.3</u>	<u>Elizabeth Way,</u>	<u>355</u>																	



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					<u>Trowbridge</u>		
				<u>H2.4</u>	<u>Church Lane, Trowbridge</u>	<u>45</u>	
				<u>H2.5</u>	<u>Upper Studley, Trowbridge</u>	<u>45</u>	
				<u>H2.6</u>	<u>Southwick Court, Trowbridge</u>	<u>180</u>	
			<u>Warminster</u>	<u>H2.8</u>	<u>Bore Hill Farm, Warminster</u>	<u>70</u>	
				<u>H2.9</u>	<u>Boreham Road</u>	<u>30</u>	
				<u>H2.10</u>	<u>Barthers Farm Nurseries, Chapmanslade</u>	<u>35</u>	
			<u>Chippenham</u>	<u>H2.12</u>	<u>East of Farrells Field, Yatton Keynell</u>	<u>30</u>	
			<u>Westbury</u>	<u>H2.13</u>	<u>Off B3098 adjacent to Court Orchard / Cassways, Bratton</u>	<u>35</u>	
FMM 6	Paragraph 5.44, first bullet point	PC52	Amend supporting text as follows:  <b>Ecology:</b> an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with				For clarity.

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			<p>designated woodland features around the town support significant populations of protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). Additional housing development will increase the population of the town and thereby amplify the risk of recreational pressure on bats. To address this issue, the Habitats Regulations Assessment (HRA) for the Plan recommends <del>developing</del> a strategy for managing recreational pressure across the town. <b><u>This states that core bat habitat should be retained and buffered to protect and enhance the local features, to be identified through appropriate survey, of each site.</u></b> Detailed design and layout of schemes <b><u>will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS) and</u></b> would need to consider additional planting and open space to protect and enhance these BAP priority habitats and thereby augment opportunities for bat foraging routes and roosting sites. This could include <b><u>ing</u></b> establishing dark corridors through sites to protect foraging routes and roosting areas for bats. Specific measures that will be required are explained for each site and funding contributions may <b><u>also</u></b> be sought towards <b><u>the delivery of potential offsite measures and monitoring, including new woodland planting and land acquisition to create a Suitable Alternative Natural Greenspace (SANG) to alleviate recreational pressure on core bat habitat, as defined</u></b> to be contained in the Trowbridge Bat Mitigation Strategy.</p>	
FMM 7	Paragraph 5.44, second bullet point	PC53	<p>Delete supporting text as follows:</p> <p><b>Education:</b> <del>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. Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other</del></p>	Factual update. Due to a marked decline in birth rates at the town, there is no longer the need to deliver a new primary school through the Plan.

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			<p>allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community. Therefore, in addition to land reserved for one new school, <del>F</del>funding contributions will be sought from developers to help provide adequate capacity.</p>	
<b>Site H2.1 Elm Grove Farm, Trowbridge</b>				
FMM 8	<p>Policy H2.1  Figure 5.5</p>	<p>PC54 PC55 PC56</p>	<p>Amend policy H2.1 as follows:</p> <p>Approximately 17.78ha of land at <del>L</del>Land at Elm Grove Farm, as identified on the Policies Map, is proposed <b><i>allocated</i></b> for mixed use development comprising the following elements:</p> <ul style="list-style-type: none"> <li>• approximately 250 dwellings;</li> <li>• At least 1.8ha of land for a two form entry primary school along with playing pitches on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field);</li> <li>• a multi-purpose community facility <b><i>co-located with existing or improved open space;</i></b></li> <li>• a significantly improved and consolidated public open space area adjacent to <b><i>incorporating</i></b> the existing Queen Elizabeth II Field to provide a play area, and junior level sports pitches <b><i>and changing facilities</i></b> for local community teams to utilise;</li> <li>• a road from the A363 through to an improved junction of Drynam Lane and Wiltshire Drive; and</li> <li>• new <b><i>improvements to</i></b> cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site and the White Horse Business Park.</li> </ul> <p><b><i>Development will be subject to the following requirements:</i></b></p>	<p>Delete 2nd bullet point to reflect the updated education requirements for the town and to reflect paragraph 15 of the Inspector's letter. Evidence sourced from PS.M3.15 Wiltshire Council Position Statement for H2.1, paragraph's 11 to 13.</p> <p>Inserted additional text for clarity and to ensure great weight is given to heritage assets.</p> <p>Amended to reflect paragraphs 5, 13, 14 and 15 of the Inspector's letter.</p>

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			<ul style="list-style-type: none"> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></li> <li>• <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;</u></li> <li>• <u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></li> <li>• <u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. <u>The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.</u></p>	
FMM 9	Paragraph 5.46	PC54 PC55	<p>Amend text as follows:</p> <p>Approximately <u>17.61</u> 47.78ha of land at Elm Grove Farm is allocated for the development of approximately 250 dwellings, <u>along with a multi-purpose community facility co-located with consolidated and improved public open space</u>, as shown on the Policies Map. It is well located...</p>	<p>Amended to reflect the Inspector's letter, paragraph 15.</p> <p>Evidence sourced from PS.M3.15 Wiltshire Council position statement for H2.1,</p>

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				paragraphs 11 to 13.
FMM 10	Paragraph 5.48		Amend text:  The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site. <del>These would</del> <b><u>will be identified through survey and assessments guided by the requirements of the TBMS and</u></b> include: Drynham Lane/Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.	For clarity and consistency
FMM 11	Paragraph 5.49	PC52	Amend the first sentence and add text to the end of the paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <del>Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</del> <b><u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b>	Amended to reflect paragraphs 13 and 14 of the Inspector's letter and for clarity in order to reflect the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).
FMM 12	Paragraph 5.50	PC58	Amend the fifth sentence as follows:  ... In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <b><u>along with</u></b>	Inserted for clarity and to ensure great weight is given to heritage assets to reflect PS.M3.15 Wiltshire Council position

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			<b><u>Grade II listed Southview Farm</u></b> and, where appropriate, its <del>its</del> <b><u>their</u></b> settings.	statement for H2.1.
FMM 13	Paragraph 5.51		Amend text:  In order to facilitate development a <del>Additional</del> <b><u>Appropriate</u></b> contributions would be likely to be sought to help fund <b><u>an increase in capacity at</u></b> <del>additional</del> local schools, capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town <b><u>in accordance with core policies of the Wiltshire Core Strategy.</u></b>	Added to ensure consistency across all Trowbridge sites.  The issue of whether a requirement for contributions is needed for policy H2.1 was discussed during the hearing session held on 04/04/19.
<b>H2.2 Land off the A363 at White Horse Business Park</b>				
FMM 14	Insert new policy  Figure 5.6		New policy for H2.2 as follows:  <b><u>Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>approximately 175 dwellings;</u></b></li> <li>• <b><u>vehicular access from the A363;</u></b></li> <li>• <b><u>development to be directed to the north and east of the site; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <b><u>Development will be subject to the following requirements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site</u></b></li> </ul>	Insert new policy to reflect paragraphs 5, 6 and 16 of the Inspector's letter.  Evidence sourced from SOCG 25.

# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>measures as necessary, as informed by the TBMS;</u></p> <ul style="list-style-type: none"> <li>• <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley;</u></li> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments. Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>	
FMM 15	Paragraph 5.54		<p>Amend text:</p> <p>The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <u>will be identified through survey and assessments guided by the requirements of the TBMS and</u> include: woodland belts associated with</p>	For clarity.

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.	
FMM 16	Paragraph 5.55	PC52	<p>Amend text of first sentence and add additional text to end of paragraph as follows:</p> <p>These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (&lt;1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <b><u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b></p> <p><del>Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</del></p>	Amended to reflect paragraphs 13 and 14 of the Inspector's letter and to provide more clarity and reflect the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).
FMM 17	New paragraph after paragraph 5.56	PC61	<p>Amend the text after the second sentence of PC61 as follows:</p> <p>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 II listed) and Woodmarsh Farm (non-designated asset). An area of the site <b><i>is</i></b> also <b><i>adjacent to</i></b> <del>includes</del> a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. <del>The archaeological potential of the site is likely to be high.</del> <b><i>A comprehensive</i></b></p>	Amended to reflect comments made by Historic England regarding how the archaeological significance of the site should be addressed, as detailed in the SOCG 25, paragraph 17a.



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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets.</u></b> At the planning application stage, the layout and design of the site would need to <b><u>must</u></b> give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm. <b><u>The Baptist burial ground and gateway is in poor condition and in ensuring that a comprehensive approach is taken to the development of the site, a positive contribution will also be required towards conserving and enhancing the significance of this heritage asset and it's setting. It will be expected that the developer of the site will work with the Church to ensure that a positive strategy is in place to protect and enhance the Baptist burial ground and gateway. The archaeological potential of the site is likely to be high. Given the potential for heritage assets with archaeological interest to be present within the site, field evaluations will need to be carried out and taken into account in developing proposals, to minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</u></b></p>	
FMM 18	Paragraph 5.57		<p>Amend text as follows:</p> <p>In order to facilitate development a <b><u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional local schools, capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.</u></b></p>	<p>Added to ensure consistency across all Trowbridge sites.</p> <p>The issue of whether a requirement for contributions is needed for policy H2.2 was discussed during the hearing session held on 04/04/19.</p>
<b>Site H2.3 Elizabeth Way, Trowbridge</b>				
FMM 19	Insert new policy	PC63	Insert new policy for H2.3 as follows:	Insert new policy to reflect paragraphs 5, 6 and 16 of the

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## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
	Figure 5.7		<p><b><u>Land to the South West of Elizabeth Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 355 dwellings;</u></b></li> <li>• <b><u>vehicular access points from Elizabeth Way; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating noise attenuation measures and open space provision; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved</u></b></p>	Inspector's letter.

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></p>	
FMM 20	Paragraph 5.60		<p>Amend text:</p> <p>This site may be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Potentially sensitive habitat features on / adjacent to the site <b><u>will be identified through survey and assessments guided by the requirements of the TBMS and</u></b> include: mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site.</p>	For clarity and consistency.
FMM 21	Paragraph's 5.61 and 5.62		<p>Amend text of first sentence and add additional text to end of paragraph as follows:</p> <p>These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (&lt;1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <b><u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy through a financial contribution or direct provision of equivalent new infrastructure over and above normal Council requirements to deliver new habitat and recreational opportunities in line with</p>	Amended to reflect paragraphs 13 and 14 of the Inspector's letter and to provide more clarity and reflect the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			criteria in the Strategy.	
FMM 22	Paragraph 5.66		<p>Amend text as follows:</p> <p><del>In order to facilitate development a</del> <b>Appropriate contributions</b> would be likely to be sought to help fund <b><u>an increase in capacity at</u></b> <del>additional local schools,</del> <b>capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town</b> <b><u>in accordance with core policies of the Wiltshire Core Strategy.</u></b></p>	<p>Added to ensure consistency across all Trowbridge sites.</p> <p>The issue of whether a requirement for contributions is needed for policy H2.3 was discussed during the hearing session held on 04/04/19.</p>
<b>H2.4 Church Lane, Trowbridge</b>				
FMM 23	<p>Insert new policy</p> <p>Figure 5.8</p>		<p>Insert new policy for H2.4 as follows:</p> <p><b><u>Land at Church Lane, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings focused towards the north of the site;</u></b></li> <li>• <b><u>sensitively designed vehicular access via a new junction arrangement off the A361 that incorporates discreet lighting, signage and boundary treatments to avoid unacceptable harm to heritage assets and their settings; and</u></b></li> <li>• <b><u>improve cycling and walking routes through the site to link to the existing network, including links between the site, Southwick Country Park and the existing network, including footpath TROW8.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and</u></b></li> </ul>	<p>Insert new policy to reflect paragraphs 5 and 6 of the Inspector's letter.</p> <p>Amended following Historic England's requirements relating to the protection of the paddock adjacent Church Lane and the requirement for further archaeological evaluation as per SOCG 25.</p>

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></p> <ul style="list-style-type: none"> <li>• <u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></li> <li>• <u>retention and enhancement of hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity value and amenity of Southwick Country Park in conjunction with development at Southwick Court and Upper Studley;</u></li> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings, including the contribution made by the paddock adjacent to Church Lane, are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development</u></p>	

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<u><i>sensitively addresses the urban edge of the town.</i></u>	
FMM 24	Paragraph 5.68	PC68	<p>Insert new sentence after third sentence; and delete fourth sentence of PC68 as follows:</p> <p>...The site comprises the degraded fragmentary remains of a post medieval water meadow system. <b><u>A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. Development should therefore avoid the paddock adjacent to Church Lane and the rear of listed buildings that front Frome Road.</u></b> <del>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.</del> 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.</p>	Amended to reflect Historic England's requirements to provide more clarity and to ensure great weight is given to heritage assets as detailed in paragraph 18 of the SOCG 25. This is an amendment to PC68 to reflect the dialogue at the hearing sessions.
FMM 25	Paragraph 5.69		<p>Add the following text to the end of the second sentence:</p> <p>...Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. <b><u>The Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court and Upper Studley.</u></b> Such features would need to be of sufficient scale to protect and enhance the character and amenity provided by Southwick Country Park. Links between the site, the Country Park and existing built form would be achieved through improvements to footpath TROW8.</p>	Ensure the cumulative impact of H2.4, H2.5 and H2.6 is considered. Church Lane is added to enhance Lambrok Stream as an amenity feature and ensure consistency as per the Inspector's letter, paragraph 21 and as discussed at the hearing session held on 04/04/19.
FMM	Paragraph		The site is in an area likely to be used by Bechstein's bats associated with the	For clarity and consistency.

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
26	5.70		Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <b><u>will be identified through survey and assessments guided by the requirements of the TBMS and</u></b> include: Framfield; boundary hedgerows / <b><u>tree lines</u></b> ; and the Lambrok Stream.	
FMM 27	Paragraph 5.71		Amend text of first sentence and add additional text to end of paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <b><u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.	Amended to reflect paragraphs 13 and 14 of the Inspector's letter and to provide more clarity and reflect the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).
FMM 28	Paragraph 5.72		Amend text:  <del>In order to facilitate development a</del> <b><u>Appropriate contributions</u></b> would be likely to be sought to help fund <b><u>an increase in capacity at</u></b> <del>additional local schools,</del> <b><u>capacity.</u></b> <del>Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town</del> <b><u>in accordance with core policies of the Wiltshire Core Strategy.</u></b>	Added to ensure consistency across all Trowbridge sites.  The issue of whether a requirement for contributions is needed for policy H2.4 was discussed during the hearing session held on 04/04/19.

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## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
<b>H2.5 Upper Studley, Trowbridge</b>				
FMM 29	Insert new policy  Figure 5.9		<p>New policy for H2.5 as follows:</p> <p><b><u>Land at Upper Studley, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings;</u></b></li> <li>• <b><u>vehicular access via a new junction arrangement off the A361;</u></b></li> <li>• <b><u>and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>an attractive frontage to A361 and enhancement of this approach to the town;</u></b></li> <li>• <b><u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity and amenity provided by Southwick Country Park in conjunction with development at Southwick Court and Church Lane; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the</u></b></li> </ul>	<p>Insert new policy to reflect paragraphs 5, 6, 14 and 21 of the Inspector's letter.</p> <p>Ensure the cumulative impact of H2.4, H2.5 and H2.6 is considered. Church Lane is added to enhance Lambrok Stream as an amenity feature and ensure consistency as per Inspector's letter, paragraph 21, and as discussed at the hearing session held on 04/04/19.</p>



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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u><i>predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</i></u></p> <p><u><i>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.</i></u></p>	
FMM 30	Paragraph 5.74		<p>Amend first sentence and add additional text to the end of the paragraph as follows:</p> <p>An objective of detailed design and layout will be to provide an attractive frontage to Firs Hill <del>the A361</del>, and <del>that</del> <u>enhances</u> this approach to the town <u>with vehicular access to the A361 along with cycling and walking routes into Trowbridge</u>. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout and Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed <u>allocated</u> at Southwick Court <u>and Church Lane</u>.</p>	<p>Ensure the cumulative impact of H2.4, H2.5 and H2.6 is considered. Church Lane is added to enhance Lambrok Stream as an amenity feature and ensure consistency as per Inspector's letter, paragraph 21, and as discussed at the hearing session held on 04/04/19.</p>
FMM 31	Paragraph 5.76		<p>Amend text of first sentence and add additional text to end of paragraph as follows:</p> <p>These features should be retained and / or buffered from development</p>	<p>Amended to reflect paragraphs 13 and 14 of the Inspector's letter, provide more clarity and reflect the requirements of the</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			(including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats <b><u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.	Trowbridge Bat Mitigation Strategy (TBMS).
FMM 32	Insert new paragraph after 5.76		Insert new paragraph as follows:  <b><u>The masterplan of the site and those prepared to guide the development of neighbouring sites H2.5 and H2.6 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></b>	Added to ensure consistency across all Trowbridge sites.  The issue of whether a requirement for contributions was needed for policy H2.5 was discussed during the hearing session held on 04/04/19.
<b>H2.6 Southwick Court, Trowbridge</b>				
FMM 33	Insert new policy  Figure 5.10		New policy for H2.6 as follows:  <b><u>Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>  <ul style="list-style-type: none"> <li><b><u>approximately 180 dwellings;</u></b></li> </ul>	Insert new policy to reflect paragraphs 5 and 6, 19, 20 and 21 of the Inspector's letter.  Additional text relating to heritage issues added to reflect the advice

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• <u><i>a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape. Signage should be kept to a minimum and particular attention given to reducing any adverse impacts of lighting;</i></u></li> <li>• <u><i>controlled emergency vehicular access only will be acceptable from the north of the site; and</i></u></li> <li>• <u><i>improvements to cycling and walking routes through the site to link in to the existing network.</i></u></li> </ul> <p><u><i>Development will be subject to the following requirements:</i></u></p> <ul style="list-style-type: none"> <li>• <u><i>core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</i></u></li> <li>• <u><i>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</i></u></li> <li>• <u><i>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. New homes will be situated to the east of the Lambrok Stream and adjacent to the existing urban area in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west of the Lambrok Stream will remain open and free from residential development. This shall be informed by appropriate heritage and archaeological assessments;</i></u></li> <li>• <u><i>a comprehensive approach to landscaping to enhance the urban edge of the town and in so doing protect and enhance the setting of Southwick Court Farmstead;</i></u></li> </ul>	<p>of Historic England as per SOCG 25.</p> <p>The requirement for the location of the vehicular access has been added following the hearing session held on 04/04/19.</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.</u></p>	
FMM 34	Paragraph 5.78	PC72	<p>Add text after the final sentence as follows:</p> <p><u>The strategy for accessing the site must respect the significance of Southwick Court and the wider historic landscape it occupies. The road across the site and junction off the A361 (Frome Road) will therefore need to be sensitively designed and built in a manner that acknowledges the requirement to minimise intrusion within the historic landscape. Signage and lighting will be kept to a minimum and particular attention given to reducing any adverse impacts of lighting throughout the development. In addition, the creation of access specifically for</u></p>	Additional text relating to heritage issues added to reflect the advice of Historic England as per SOCG 25.

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<b><u>emergency vehicles will need to be sensitively designed to ensure that the removal of any existing trees/hedgerows on the northern site boundary is kept to a minimum and must have regard to biodiversity / landscape / heritage assets.</u></b>	
FMM 35	Paragraph 5.81		The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <b><u>will be identified through survey and assessments guided by the requirements of the TBMS and</u></b> include: boundary hedgerows / tree lines; Axe and Cleaver Lane; the Lambrok Stream; and the moat and grounds at Southwick Court.	
FMM 36	Paragraph 5.82		Amend text of first sentence and add additional text to end of paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark <del>(&lt;1 lux)</del> , continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <b><u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u></b> <del>Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</del>	Amended to reflect paragraphs 13 and 14 of the Inspector's letter and provide more clarity and reflect the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).
FMM 37	Paragraph 5.84		Amend text: <del>In order to facilitate development, a</del> <b><u>The masterplan of the site and those</u></b>	Added to ensure consistency across all Trowbridge sites.

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>prepared to guide the development of neighbouring sites H2.4 and H2.5 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design.</u></b> <del>In order to facilitate development a</del> <b>Appropriate contributions would be likely to be sought to help fund <u>an increase in capacity at</u> additional local schools, capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town <u>in accordance with core policies of the Wiltshire Core Strategy.</u></b></p>	<p>The issue of whether a requirement for contributions was needed for policy H2.6 was discussed during the hearing session held on 04/04/19.</p>
<b>Warminster</b>				
<b>H2.7 East of the Dene, Warminster</b>				
FMM 38	Policy H2.7 Paragraphs 5.88 to 5.92		<p>Delete heading 'H2.7 East of the Dene, Warminster' and Figure 5.11 'H2.7 East of the Dene, Warminster'.</p> <p>Delete Policy H2.7 and supporting paragraphs as follows:</p> <p><del>Policy H2.7</del></p> <p><del>Land east of The Dene, as identified on the policies map, is proposed for development comprising</del></p> <ul style="list-style-type: none"> <li><del>• approximately 100 dwellings</del></li> <li><del>• 2ha of land undeveloped land to be located in the south west part of the site</del></li> </ul> <p><del>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.</del></p>	<p>Delete policy/site allocation to reflect paragraph 23 of the Inspector's letter. As a consequence of this FMM all subsequent allocations will need to be renumbered.</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p>Approximately 6.84ha of land east of The Dene, as shown on the Policies Map, is allocated for the development of approximately 100 dwellings. The land is in agricultural use. Land adjoining residential development at The Dene is suited to accommodate development in terms of visual impacts in the wider countryside.</p> <p>Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high. 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.</p> <p>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. The design of the access point should also minimise and mitigate the loss of high wall that is a 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.</p> <p>The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by the Council's Heritage Impact Assessment and further detailed site specific assessments required to support the planning application. Development will need to appropriately responds to the character and</p>	

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### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p>locational context of the site and robustly respects the significance of the following heritage assets:</p> <ul style="list-style-type: none"> <li>• Listed Buildings in the vicinity of the site, including Bishopstrow House</li> <li>• Bishopstrow Conservation Area</li> <li>• Views from Battlesbury Camp hillfort</li> </ul> <p>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</p> <p>In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.</p>	
<b>H2.8 Bore Hill Farm, Warminster</b>				
FMM 39	<p>Insert new policy</p> <p>Figure 5.12</p>		<p>Insert new policy for H2.8 as follows:</p> <p><b><u>Land at Bore Hill Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 70 dwellings;</u></b></li> <li>• <b><u>vehicular access from Deverill Road;</u></b></li> <li>• <b><u>B1 employment, located between the bio-digester and residential development; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into existing network (including WARM60).</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p>	<p>Insert new policy to reflect paragraphs 5, 6 and 24 of the Inspector's letter and discussed during the hearing session held on 09/04/19.</p> <p>Evidence sourced from the SOCG12.</p>



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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• <u>noise, dust and odour assessments to inform design and layout to separate the built form and sensitive land uses from the adjoining waste management facility. Development will not be permitted where assessments conclude that a satisfactory living environment for future residents cannot be created.</u></li> <li>• <u>screening will be provided that has given due consideration to the operational waste management facility (bio-digester). Additional landscape screening at site boundaries to preserve the amenity of adjoining residential dwellings; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>	
FMM 40	Paragraph 5.96		<p>Amend final sentence at end of paragraph as follows:</p> <p>Future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. In line with WCS Core Policy 41, opportunities should be explored for new development to use energy generated by the adjoining biodigester. <del>In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.</del> <b>Appropriate contributions may also be sought to help fund an increase in</b></p>	<p>Discussed in hearing session held on 09/04/19.</p> <p>Evidence sourced from the SOCG 12.</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<u>capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u>	
<b>H2.9 Boreham Road, Warminster</b>				
FMM 41	Insert new policy  Figure 5.13	PC81 PC82	<p>Insert new policy for H2.9 as follows:</p> <p><b><u>Land at Boreham Road, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 30 dwellings;</u></b></li> <li>• <b><u>access will be provided from Boreham Road; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network including the reconstruction of pedestrian footways onto Boreham Road.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>measures to safeguard protected species and habitats of importance for biodiversity, including the retention and enhancement of trees and hedgerows as wildlife corridors as informed by an ecological assessment; and</u></b></li> <li>• <b><u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the</u></b></li> </ul>	

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></p> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>	
FMM 42	Paragraph 5.101		<p>Amend supporting text as follows:</p> <p>Vehicular access would be achieved from Boreham Road. Details relating to the provision of the junction arrangements; <del>relocation of Grade II Listed milestone marker</del>; culvert arrangements; closure of existing agricultural field gate and reconstruction of pedestrian footways onto Boreham Road would need to be submitted with any planning application. <del>In order to facilitate development, a</del> Appropriate contributions would be likely be sought to help fund <u>an increase in capacity at</u> additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town. <del>Appropriate contributions sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</del></p>	Amended to reflect paragraph 25 of the Inspector's letter and as discussed during the hearing session held on 09/04/19.
<b>H2.10 Barbers Farm, Chapmanslade</b>				
FMM 43	Insert new policy  Figure 5.14		<p>Insert new policy for H2.10 as follows:</p> <p><u>Land at Barbers Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p>	Insert new policy to reflect paragraphs 5 and 6 of the Inspector's letter and discussed during the hearing session held on 09/04/19.

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• <u>approximately 35 dwellings;</u></li> <li>• <u>vehicular access from Cleyhill Gardens; and</u></li> <li>• <u>improvements to cycling and walking routes through the site to link into the existing network including CHAP14.</u></li> </ul> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> <li>• <u>retention and enhancement of trees and hedgerows as part of wider landscaping and green infrastructure requirements;</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site;</u></li> <li>• <u>an ecological assessment to inform design and layout of the development, along with on and off-site mitigation and monitoring measures as appropriate due to its location within the core buffer area of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC); and</u></li> <li>• <u>an archaeological assessment to inform site layout.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>	<p>Ecological and archaeological details sourced from evidence within Warminster Community Area Topic Paper (CATP.18a), Table F.17.</p>
FMM 44	Insert new paragraph after 5.103		<p>Insert new paragraph after paragraph 5.103 as follows:</p> <p><u>The site is within the core buffer area of the Bath and Bradford On Avon Bats Special Area of Conservation (SAC), as set out in Planning</u></p>	<p>Key site requirements added to ensure effective mitigation of constraints and improve clarity as discussed during hearing session</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u><b>Guidance, and therefore there may be potential for bats to use the site and so mitigation measures such as new tree/hedgerow planting may be necessary. An ecological assessment will be required to identify potential impacts and set out appropriate mitigation. This may include the need to make financial contributions in relation to off-site mitigation measures. There is also potential for archaeological remains, therefore this too would need full assessment.</b></u></p> <p><u><b>Additional screening on the site boundaries will be required in order to preserve and maintain landscape quality and edge of settlement setting, and to protect the amenity of adjoining residential dwellings.</b></u></p> <p><u><b>In order to facilitate development, appropriate contributions would likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</b></u></p>	<p>held on 09/04/19.</p> <p>Ecological, archaeological, education and health details sourced from evidence within Warminster Community Area Topic Paper (CATP.18a), Table F.17.</p>
<b>H2.11 The Street, Hullavington</b>				
FMM 45	<p>Policy H2.11</p> <p>Figure 5.15</p> <p>Paragraphs 5.104 to 5.107.</p>	<p>PC85</p> <p>PC86</p> <p>PC87</p>	<p>Delete heading 'H2.11 The Street, Hullavington' and Figure 5.12 'H2.11 The Street, Hullavington'.</p> <p>Delete Policy H2.11 and supporting paragraphs as follows:</p> <p><del>'H2.11 The Street, Hullavington</del></p> <p><del>Figure 5.15 H2.11 The Street, Hullavington</del></p> <p><del>Policy H2.11</del></p> <p><del>Land at the Street, Hullavington, as identified on the policies map, is proposed</del></p>	<p>Delete policy/site allocation to reflect paragraph 26 of the Inspector's letter.</p>

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			<p><del>for development comprising:</del></p> <ul style="list-style-type: none"> <li><del>• approximately 50 dwellings.</del></li> <li><del>• 0.2 ha land for primary school expansion</del></li> </ul> <p><del>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.</del></p> <p><del>5.104 Hullavington is designated as a Large Village where development is limited to meet local needs. The local primary school is now at capacity. This is a potential barrier to any planned housing development and a situation with the prospect of indefinite strains on local infrastructure. It would also constrain the long term prospects of the village and undermine its role in the spatial strategy. This site provides an appropriate solution to meet local need in accordance with the WGS.</del></p> <p><del>5.105 Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.2ha to allow for the expansion of the primary school, as shown on the Policies Map. The site is in agricultural use and adjoins the village primary school. The scheme will provide land to expand the school to meet future local needs as well as being necessary to serve pupils from the development itself. In addition to the land provided, funding contributions will also be sought to help secure construction.</del></p> <p><del>5.106 Access would be from The Street / Norton Road and would require highway improvement works to the existing junction layout and visibility splays associated with The Street / Norton Road junction. This may include significant alteration/relocation of the existing junction and speed limit adjustments.</del></p> <p><del>5.107 Mature hedgerows and trees would be retained and planting Barberrry will enhance habitat for the Barberrry Carpet moth, a priority species of the</del></p>	

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			<p><i>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. 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.'</i></p>	
<b>Site H2.12 Yatton Keynell</b>				
FMM 46	Insert new policy  Figure 5.16		Insert new policy for H2.12 as follows:  <u><b>Land to the east of Farrells Field, Yatton Keynell as identified on the Policies Map, is allocated for development comprising the following elements:</b></u> <ul style="list-style-type: none"> <li>• <u><b>approximately 30 dwellings;</b></u></li> <li>• <u><b>vehicular access from B4039; and</b></u></li> <li>• <u><b>improvements to cycling and walking routes through the site to link into the existing network.</b></u></li> </ul> <u><b>Development will be subject to the following requirements:</b></u> <ul style="list-style-type: none"> <li>• <u><b>retention and enhancement of trees and hedgerows as part of wider strategic landscaping and green infrastructure requirements, incorporating open space provision;</b></u></li> <li>• <u><b>a Flood Risk Assessment (incorporating an assessment of the</b></u> </li> </ul>	Insert new policy to reflect paragraphs 5, 6 and 16 of the Inspector's letter.

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off site; and</u></p> <ul style="list-style-type: none"> <li>• <u>an integrated water infrastructure strategy to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>	
FMM 47	Paragraph 5.109	PC89	<p>Amend supporting text as follows:</p> <p>... 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. <b><u>An integrated water infrastructure strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site.</u></b></p>	Details relating to water supply, drainage, health and education sourced from evidence within the Sustainability Appraisal (SA/01A.3a), pages 165 to 167 and Chippenham Community Area Topic Paper (CATP/04a), Appendix G, page 91.
FMM 48	Add new paragraph after 5.110		<p>Insert new text after paragraph 5.110</p> <p><b><u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></b></p>	For consistency with other parts of the plan.
<b>H2.13 Court Orchard/Cassways, Bratton</b>				
FMM	Insert new		Insert new policy for H2.13 as follows:	Insert new policy to reflect



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49	policy  Figure 5.18		<p><b><u>Land at Court Orchard/Cassways, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 35 dwellings;</u></b></li> <li>• <b><u>vehicular access from B3098; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>development will be informed by an ecological assessment detailing suitable mitigation measures to ensure the safeguarding of protected species and habitats of importance for biodiversity;</u></b></li> <li>• <b><u>retention and enhancement of trees and hedgerows on the site boundaries as part of wider landscaping and green infrastructure requirements. Development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided that protects or enhances landscape quality and the setting of the edge of the settlement;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off site; and sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptably harm This shall be informed by appropriate heritage and archaeological assessments.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take</u></b></p>	<p>paragraph 5 and 6 of the Inspector's letter and discussed during hearing session held on 04/04/19.</p> <p>Evidence sourced from SOCG 09.</p>

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			<b><u>account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b>	
FMM 50	Paragraph 5.117		Add additional text end of paragraph as follows:  The site comprises a roughly rectangular field that slopes down towards the north. The site is situated on the edge of Bratton and is within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area. <b><u>In addition, due to the proximity of Bratton Camp Scheduled Monument and the prehistoric / medieval potential at this location, heritage and archaeological assessments will be required to support a planning application.</u></b>	Key site requirements to be added to supporting text ensure effective mitigation of constraints and improve clarity. Evidence sourced from the Westbury Community Area Topic Paper (CATP.19), Table F.4.
FMM 51	Paragraph 5.119		Additional text added to paragraph as follows:  Additional screening at the site boundaries would be required to preserve and <del>maintain</del> <b>enhance</b> the landscape quality, Conservation Area and edge of settlement setting, and to protect the amenity of adjoining residential dwellings. A new visual boundary to the settlement will need to be established along the site's western edge and new woodland planting will be a substantial part of a scheme. <b><u>This should respect the existing landscape value and character of the area, while ensuring a suitable transition between the village and open countryside.</u></b>	Key site requirements to be added to supporting text ensure effective mitigation of constraints and improve clarity as agreed in SOCG 09.  Evidence sourced from the Westbury Community Area Topic Paper (CATP.19), Table F.4.  Discussed in hearing session held on 04/04/19.
FMM 52	Insert new paragraph after		Insert new paragraph after paragraph 5.121 as follows:	Key site requirements to be added to supporting text ensure

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## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)												
	5.121		<b><u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></b>	effective mitigation of constraints and improve clarity. Evidence sourced from the Westbury Community Area Topic Paper (CATP.19), Table F.4.  Discussed in hearing session 09/04/19.												
<b>South Wiltshire Housing Market Area</b>																
FMM 53	Policy H3  Paragraph 5.124	PC32 PC96	<p>Delete the title 'Policy H3' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.124, as follows:</p> <p>Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role. <b><u>The following sites are allocated for development:</u></b></p> <p><i>Policy H3 Land is allocated for residential development at the following sites, as shown on the policies map:</i></p> <p>Table 5.4 <b><u>Housing Allocations in the</u></b> South Wiltshire Housing Market Area</p> <table border="1"> <thead> <tr> <th><b><u>Community Area</u></b></th> <th><b><u>Reference</u></b></th> <th><b><u>Site Name</u></b></th> <th><b><u>Approximate number of dwellings</u></b></th> </tr> </thead> <tbody> <tr> <td><b><u>Salisbury</u></b></td> <td><b><u>H3.1</u></b></td> <td><b><u>Netherhampton Road, Salisbury</u></b></td> <td><b><u>640</u></b></td> </tr> <tr> <td></td> <td><b><u>H3.2</u></b></td> <td><b><u>Hilltop Way</u></b></td> <td><b><u>10</u></b></td> </tr> </tbody> </table>	<b><u>Community Area</u></b>	<b><u>Reference</u></b>	<b><u>Site Name</u></b>	<b><u>Approximate number of dwellings</u></b>	<b><u>Salisbury</u></b>	<b><u>H3.1</u></b>	<b><u>Netherhampton Road, Salisbury</u></b>	<b><u>640</u></b>		<b><u>H3.2</u></b>	<b><u>Hilltop Way</u></b>	<b><u>10</u></b>	<p>Amended to reflect paragraph 9 of the Inspector's letter.</p> <p>Delete Policy H3 and subsume within supporting text.</p>
<b><u>Community Area</u></b>	<b><u>Reference</u></b>	<b><u>Site Name</u></b>	<b><u>Approximate number of dwellings</u></b>													
<b><u>Salisbury</u></b>	<b><u>H3.1</u></b>	<b><u>Netherhampton Road, Salisbury</u></b>	<b><u>640</u></b>													
	<b><u>H3.2</u></b>	<b><u>Hilltop Way</u></b>	<b><u>10</u></b>													

# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)				Reason for FMM (where relevant)
				<u>H3.3</u>	<u>North of Netherhampton Road</u>	<u>100</u>	
				<u>H3.4</u>	<u>Land at Rowbarrow</u>	<u>100</u>	
				<u>H3.5</u>	<u>The Yard, Hampton Park</u>	<u>14</u>	
			<u>Amesbury</u>	<u>H3.6</u>	<u>Clover Lane, Durrington</u>	<u>45</u>	
				<u>H3.7</u>	<u>Larkhill Road, Durrington</u>	<u>15</u>	
<b>H3.1 Netherhampton Road, Salisbury</b>							
FMM 54	Policy H3.1 Figure 5.19	PC102	<p>Amend Policy H3.1 as follows:</p> <p>Approximately 63ha of <u>Land at Netherhampton Road</u>, as identified on the Policies Map, is proposed <b><u>allocated</u></b> for mixed use development comprising the following elements:</p> <ul style="list-style-type: none"> <li>• approximately 640 dwellings;</li> <li>• <b><u>sensitively designed vehicular access from the A3094 Netherhampton Road with minimal signage and lighting to ensure views of Salisbury Cathedral spire are not subject to unacceptable harm;</u></b></li> <li>• <del>Land for employment (B1, B2 and B8 uses of the Use Classes Order)</del></li> <li>• <b><u>measures to positively support walking, cycling and public transport use between the site and Salisbury, including improvements to bridleway NHAM10;</u></b></li> </ul>				<p>Amended to reflect paragraphs 6, 28 and 29 of the Inspector's letter and discussed during hearing session held on 10/04/19.</p> <p>The need for the new access to be designed to take account of the sites sensitive heritage setting (views towards the cathedral spire) as discussed during the hearing session held on 09/04/19.</p>

# Wiltshire Housing Site Allocations Plan

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• at least 1.8ha of land for a two-form entry primary school along with playing pitches;</li> <li>• a local centre <b><u>of an appropriate scale to provide local access to services and facilities; and</u></b></li> <li>• a Country Park of at least 10ha in size, <b><u>located in the east and south of the site</u></b>, with associated parking and facilities, <b><u>provision of strategic landscaping and appropriately located public open space and green infrastructure throughout the rest of the site.</u></b></li> </ul> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• <b><u>design and layout to be guided by appropriate heritage and archaeological assessments;</u></b></li> <li>• strategic landscaping and open space provision. All built development to be located below the 75m contour and a Country Park to be located in the east and south of the site;</li> <li>• <b><u>provision made for</u></b> transport network improvements necessary to accommodate the scale of development envisaged, <b><u>as identified through a comprehensive transport assessment;</u></b></li> <li>• Provision of sufficient school and <b><u>contributions towards education and on or off-site</u></b> healthcare capacity to meet the needs created by the development;</li> <li>• measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site;</li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;</u></b></li> </ul>	

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<ul style="list-style-type: none"> <li>• <u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;</u></li> <li>• <u>provision made for improvements to local sewerage systems, informed by a water infrastructure capacity appraisal; and</u></li> <li>• surface water management, <u>to include comprehensive surface water drainage measures (including a sustainable drainage system),</u> that achieves equivalent or less <u>better</u> than current greenfield rates of run-off.</li> </ul> <p>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. <u>The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>	
FMM 55	Paragraph 5.129		<p>Amend supporting text as follows:</p> <p>Approximately 63ha of land to the south of Netherhampton Road, as shown on the Policies Map, is allocated for development of approximately 640 dwellings, <del>employment land</del> and a new two-form of entry primary school and a local centre <u>of an appropriate scale to provide local access to services and facilities, including a convenience store and potentially healthcare facilities if provided on-site. An impact assessment will be required in line with Core Policy 38 of the Wiltshire Core Strategy.</u></p>	Amended to reflect paragraphs 28 and 29 of the Inspector's letter.
FMM 56	Paragraph 5.131		<p>Add new sentences at the end of paragraph as follows:</p> <p><u>Development will also increase demand for primary health care facilities</u></p>	Amended to reflect paragraph 29 of the Inspector's letter and discussed during hearing session

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>(GP services) in Salisbury. Additional provision would need to be provided to address limited capacity and support planned growth. This may be delivered on-site or off-site by funding contributions towards and/or provision of health facilities, in accordance with Core Policies of the Wiltshire Core Strategy.</u></b></p>	held on 10/04/19.
FMM 57	Paragraph 5.132		<p>Delete paragraph as follows:</p> <p>The site will include an element of employment alongside other uses. Evidence does not suggest a specific quantum of employment land. The site has a strategic role as a possible destination for the relocation of businesses to allow the redevelopment of the Churchfields strategic allocation of the WCS. A scale and form of employment would be a matter for discussion with relevant stakeholders as a part of preparing a masterplan for the site but would be delivered in the form of serviced land.</p>	Amended to reflect paragraph 28 of the Inspector's letter and discussed during the hearing session held on 10/04/19.
FMM 58	Paragraph 5.134		<p>Amend paragraph as follows:</p> <p><b><u>The archaeological potential of the site is demonstrably high.</u></b> The site includes prehistoric barrows, field systems and enclosures and very high archaeological potential. However, the site is large, and the exact extent of work is uncertain. <b><u>At the planning application stage, the layout and design of the development will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance.</u></b> <b><u>The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. These</u></b> investigations should inform a <b><u>the</u></b> masterplan for the site and an archaeological assessment would be required to support a subsequent planning application.</p>	Detailed in the SOCG 25.  Discussed during the hearing session held on 10/04/19.

# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
<b>H3.2 Hilltop Way, Salisbury</b>				
FMM 59	Insert new policy  Figure 5.20		<p>Insert new policy for H3.2 as follows:</p> <p><b><u>Land at Hilltop Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 10 dwellings;</u></b></li> <li>• <b><u>vehicular access via Hilltop Way; and</u></b></li> <li>• <b><u>the public right of way forming the northern boundary of the site should be maintained and its route enhanced.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent country park, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist; and</u></b></li> <li>• <b><u>appropriate location of new dwellings and high-quality design including landscaping and open space to mitigate impacts on skyline views.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>	Insert new policy to reflect paragraphs 5, 6 and 30 of the Inspector's letter.
FMM 60	Paragraph 5.141		Amend paragraph text as follows:	Amended to reflect paragraph 30 of the Inspector's letter to reflect



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## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p>The site has been shown to have a high population of reptiles (<del>S</del>low <del>W</del>orms) and these will need to be re-colonised on a suitable receptor site within the Country Park, <b><i>prior to development taking place</i></b>. It will be important to demonstrate that the mitigation proposals are consistent with Laverstock and Ford Parish Council's wider aims for the Country Park.</p>	<p>new policy and approved receptor site as per planning permissions 16/04126/OUT and 18/07328/VAR.</p>
<b>H3.3 North of Netherhampton Road, Salisbury</b>				
FMM 61	<p>Insert new policy</p> <p>Figure 5.21</p>	<p>PC104 PC105 PC106</p>	<p>Insert new policy for H3.3 as follows:</p> <p><b><u>Land North of Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 100 dwellings;</u></b></li> <li>• <b><u>vehicular access to the site from A3094 Netherhampton Road;</u></b></li> <li>• <b><u>and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive high-quality design and layout which ensures the significance of heritage assets and their settings are not subject to unacceptable harm, in particular the setting of Salisbury Cathedral spire. This will be achieved through:</u></b> <ul style="list-style-type: none"> <li>○ <b><u>the use of appropriate heritage and archaeological assessments to guide development;</u></b></li> <li>○ <b><u>a comprehensive approach to landscaping, green infrastructure and open space, including provision of an open corridor through the site to retain important views;</u></b></li> <li>○ <b><u>sensitive treatment of site boundaries. Development will</u></b></li> </ul> </li> </ul>	<p>Insert new policy to reflect paragraphs 5, 6 and 31 of the Inspector's letter and discussed during hearing session held on 10/04/19.</p> <p>Vehicular access details taken from evidence within Salisbury Community Area Topic Paper (CATP.13).</p> <p>Policy text re preservation of the setting of heritage assets and archaeology reflects that agreed in SOCG 25 and email from Historic England (EXAM.18).</p>

# Wiltshire Housing Site Allocations Plan

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>be expected to take particular care to ensure a suitable boundary and transition between the open countryside and the City;</u></p> <ul style="list-style-type: none"> <li>○ <u>development which respect the scale, massing and built form of the local area and the setting of the Cathedral;</u></li> <li>○ <u>development along Netherhampton Road being set back, but providing an active frontage; and</u></li> <li>○ <u>sensitive use of lighting and signage with regard to infrastructure and highway elements throughout the development.</u></li> </ul> <ul style="list-style-type: none"> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;</u></li> <li>• <u>no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases;</u></li> <li>• <u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;</u></li> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and</u></li> <li>• <u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u></li> </ul>	

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></p>	
FMM 62	Paragraph 5.143	PC105	<p>Amend paragraph text as follows:</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. <del>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and</del> <b><u>The site is wholly located within Flood Zone 1, although its northern boundary is also the boundary to the adjacent area of land that lies within Flood Zone 2. Due to its size, development proposals will need to be</u></b> 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 <b><u>and to ensure that, given the site's proximity to the River Avon and to Flood Zone 2, there are no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases.</u></b></p>	<p>Amended to reflect paragraph 31 of the Inspector's letter and discussed during hearing session held on 10/04/19.</p> <p>Evidence sought from SOCG 18 to reflect that the entire site is within Flood Zone 1.</p> <p>Amendments aim to ensure that, given the sites proximity to the River Avon, there are no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases.</p>
FMM 63	Paragraph 5.144	PC104	<p>Amend last sentence of paragraph as follows:</p> <p>Proposals would need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way. <b><u>To achieve these outcomes, development proposals will meet the</u></b></p>	<p>Amended to reflect development principles agreed with Historic England as detailed in the email from Historic England (EXAM.18) and SOCG 25, paragraph 21.</p>

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FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><b><u>development principles set out in policy. In addition, the design and layout of a scheme should positively respect the significance of heritage assets. This could be achieved through several measures including, for example:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the sensitive use of highway surfacing, materials, signage and lighting;</u></b></li> <li>• <b><u>the use of focal buildings and appropriate features to define the transition from open countryside to urban form; and</u></b></li> <li>• <b><u>a strategy for open space that could provide a heritage trail to link with existing footpaths in the area.</u></b></li> </ul>	
FMM 64	Insert new paragraph after 5.144		<p>Insert new paragraph after 5.144 as follows:</p> <p><b><u>The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. The archaeological potential of the site is demonstrably high. Development proposals will need to provide for a sensitive design and layout, that ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.</u></b></p>	As agreed in SOCG 25 paragraph 21 and email from Historic England (EXAM.18).
FMM 65	Paragraph 5.145	PC106	<p>Amend paragraph 5.145 as follows:</p> <p>...Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city, <b><u>in accordance with core policies of the Wiltshire Core Strategy.</u></b> Transport assessment...</p>	For clarity.
<b>H3.4 Land at Rowbarrow, Salisbury</b>				
FMM	Insert new		Insert new Policy H3.4 as follows:	Insert new policy to reflect

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66	policy  Figure 5.22		<p><b><u>Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 100 dwellings;</u></b></li> <li>• <b><u>vehicular access from the Odstock Road to the west; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and</u></b></li> <li>• <b><u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved</u></b></p>	<p>paragraphs 5 and 6 of the Inspector's letter.</p> <p>Vehicular access details taken from evidence within Salisbury Community Area Topic Paper (CATP.13).</p>

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			<i><b><u>by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></i>	
FMM 67	Paragraph 5.149		Amend last sentence of paragraph as follows:  In addition, <b><u>Appropriate</u></b> contributions may also be sought where needed to increase capacity at local GP surgeries in the city, <b><u>in accordance with core policies of the Wiltshire Core Strategy.</u></b>	For clarity.
<b>H3.5 The Yard, Hampton Park, Salisbury</b>				
FMM 68	Insert new site allocation and new policy	PC111	Insert new Policy H3.5 as follows:  <b><u>Land at The Yard, Hampton Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>approximately 14 dwellings; and</u></b></li> <li>• <b><u>vehicular access via the existing track onto Roman Road, with a new pedestrian and cycle access route provided through to Neal Close.</u></b></li> </ul> <b><u>Development will be subject to the following requirements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>landscaping strategy and infrastructure to ensure any development appears as a natural extension to Hampton Park. Hedgerows around the site should be maintained and enhanced where possible;</u></b></li> <li>• <b><u>identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent country park, or other</u></b></li> </ul>	Insert new policy to reflect paragraphs 5, 6 and 32 of the Inspector's letter.  Requirement for vehicular access and separate pedestrian/cycle access to the site to reflect the SOCG 03.

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			<p><u>suitable location, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist;</u></p> <ul style="list-style-type: none"> <li>• <u>a Precautionary Working Method for birds, including barn owl;</u></li> <li>• <u>and</u></li> <li>• <u>measures to address contamination as informed by an assessment of the sites condition.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>	
FMM 69		PC111	<p>Amend supporting text (as per PC111) as follows:</p> <p>... Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. <u>Translocation shall not occur until a suitable receptor site has been secured and a scheme for this work is agreed with the Council ecologist through the planning application process. No development shall take place until the translocation scheme has been implemented in full.</u> Consideration also needs to be given to the site's potential use as a roost site for barn owls <u>through a Precautionary Working Method for birds.</u></p>	<p>Amended to include details of the location of any receptor site for the relocation of the slow worm population to reflect paragraph 32 of the Inspector's letter. A receptor site is identified by the applicant in the current planning application but has not yet been secured. The amended text makes clear that any receptor site and mitigation scheme must be agreed by the Council ecologist.</p>
Amesbury, Bulford and Durrington				

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FMM 70	Paragraph 5.150		<p>Add additional text to end of paragraph as follows:</p> <p>...Provision of housing at Durrington would positively contribute towards the delivery of this objective by ensuring the viability of existing services and creating demand for an improved local offer. <b><u>Developers of the allocated sites will be expected to contribute financially towards capacity improvements in local schools and health care provision in accordance with core policies of the Wiltshire Core Strategy.</u></b></p>	To provide clarity on infrastructure contributions arising from the allocated developments at Durrington as discussed during hearing sessions held on 10/04/19.
<b>H3.6 Clover Lane, Durrington</b>				
FMM 71	<p>Insert new policy</p> <p>Figure 5.23</p>		<p>Insert new policy for H3.6 as follows:</p> <p><b><u>Land at Clover Lane, Durrington, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings;</u></b></li> <li>• <b><u>vehicular access from Clover Lane;</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network, including to High Street; and</u></b></li> <li>• <b><u>incorporation of any rights of access to the paddock and stables to the north of the site.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of designated and non-designated heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>retention and enhancement of existing trees and hedgerows within extended green infrastructure corridors as part of wider</u></b></li> </ul>	Insert new policy to reflect paragraphs 5 and 6 of the Inspector's letter and discussed during the hearing session held on 10/04/19.



## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			<p><u>landscaping to contribute to biodiversity, and provide appropriate screening to adjacent properties; and</u></p> <ul style="list-style-type: none"> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>	
FMM 72	Paragraph 5.154		<p>Add additional text to end of paragraph as follows:</p> <p>Vehicular access would be from the existing residential road network using Clover Lane. Pedestrian and cycle permeability through the site must be incorporated in the layout, including a direct link for pedestrian and cycle access through to the High St. <u>Any access rights from High Street through to the stables and paddock adjacent to the site should be incorporated into the design and layout of the site.</u></p>	Amended to reflect the issues discussed during the hearing session held on 10/04/19.
FMM 73	Paragraph 5.155	PC115	<p>Amend supporting text as follows:</p> <p>The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings (<u>Durrington Manor, Grade II listed and The Red House, Grade II listed</u>) and <u>undesigned heritage assets (Manor Cottage and important cobb walls)</u>. Detailed design and layout would need to preserve or enhance the character <u>or appearance</u> of the Conservation Area and this is particularly important for the eastern portion of the site.</p>	Amended to reflect issues discussed at the hearing session held on 10/04/19.

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
			Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area <b><u>and should be designed in a sensitive and appropriate manner taking into consideration non-designated heritage assets, designated assets and objectives set out in the Durrington Conservation Area Appraisal. The cobb wall at the eastern boundary of the site will need careful consideration within the proposed layout.</u></b> 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 their setting).	
FMM 74	Paragraph 5.156	PC116	There is a tree belt adjacent to the northern boundary of the site which is protected by a group Tree Preservation Order and there are substantial hedgerows to the western boundaries <b><u>and trees adjacent to the southern boundary at its eastern end.</u></b> Mature trees and hedgerows must be retained as important features of the site, and additional green infrastructure should be incorporated to enhance and protect these <b><u>existing</u></b> features <b><u>both within and adjacent to the site</u></b> in order to ensure a soft edge to the open countryside <b><u>maintain the role of the trees in contributing to biodiversity and the character of this part of Durrington</u></b> ensure a soft edge to the open countryside <b><u>and to ensure appropriate screening between the new development and adjacent residential development and allotments.</u></b> A layout can link into open space to the south east of the site. Considering the size of the site <b><u>and history of surface water flooding on-site and in the surrounding area,</u></b> 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.	Amended to reflect issues discussed at the hearing session held on 10/04/19.
<b>H3.7 Larkhill Road, Durrington</b>				
FMM 75	Insert new policy	PC96 PC117	Insert new policy for H3.7 as follows:	Insert new policy to reflect paragraphs 5 and 6 of the

# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	Reason for FMM (where relevant)
	Figure 5.24	PC118	<p><b><u>Land at Larkhill Road, Durrington, as identified on the Policies Map, is allocated for residential development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 15 dwellings.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the archaeological potential of the site is addressed through the planning application process. This shall be informed by appropriate archaeological assessment; and</u></b></li> <li>• <b><u>layout and design in line with character and pattern of frontage development on Larkhill Road, with gardens or open space to the south of the site serving as a soft edge to the countryside.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>	<p>Inspector's letter.</p> <p>Amended to reflect requirements clarified in relation to undesignated heritage assets and access to the paddock as discussed in the hearing session held on 10/04/19.</p>
FMM 76	New para after 5.158		<p>New paragraph to be inserted:</p> <p><b><u>Due to the location in close proximity to the World Heritage Site, including Durrington Walls and Woodhenge, archaeological assessment will be required and must inform development proposals and any necessary mitigation.</u></b></p>	<p>Additional text to provide context for matter to be considered through any subsequent planning application.</p>

## **APPENDIX ONE**

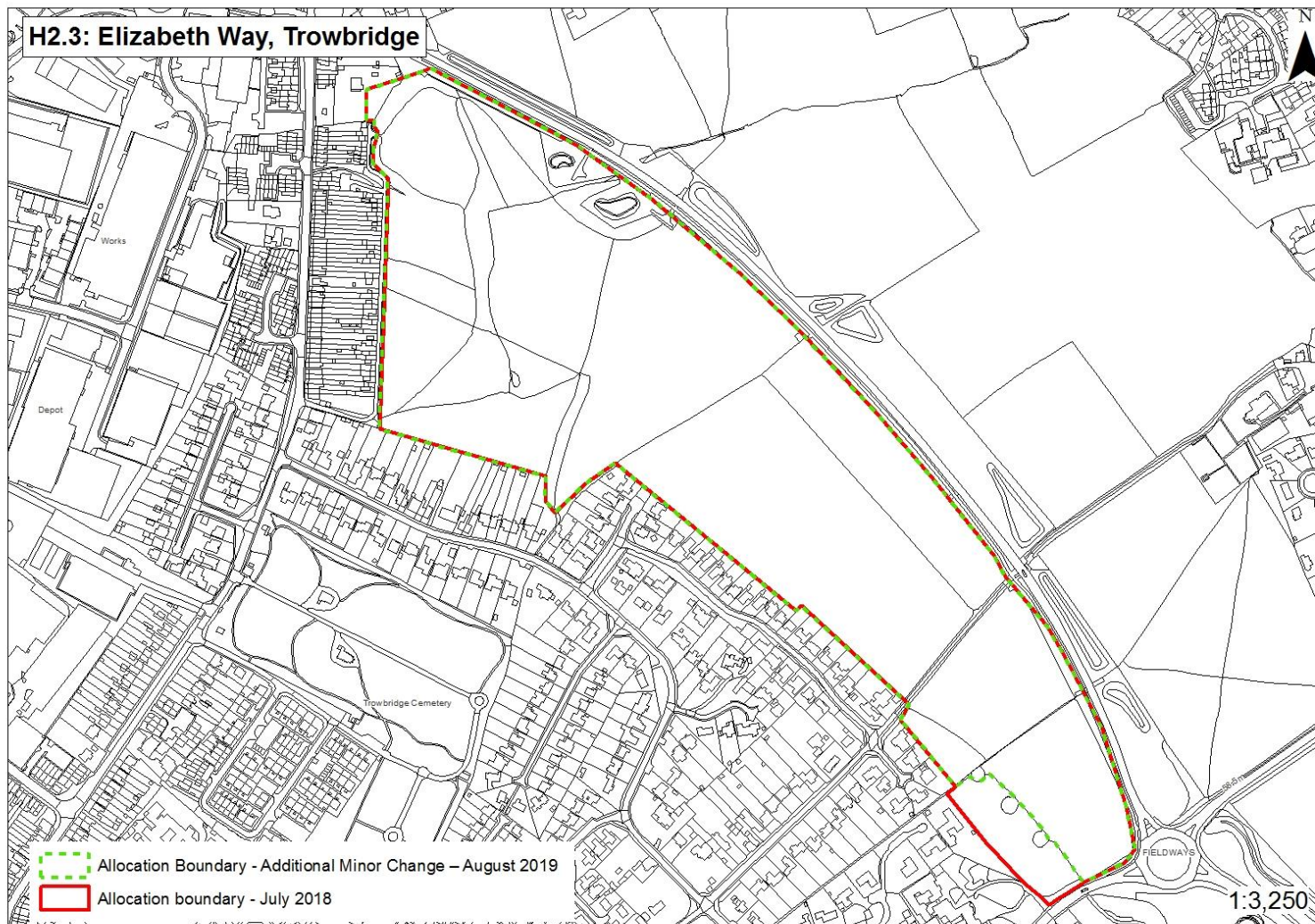
**The amended maps set out on the following pages show minor changes to the site allocation boundaries. They will ultimately be displayed on the Policies Map that supports the development plan for Wiltshire. The Policies Map is not defined in statute as a development document and therefore the changes presented do not constitute Further Main Modifications (FMMs).**



# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

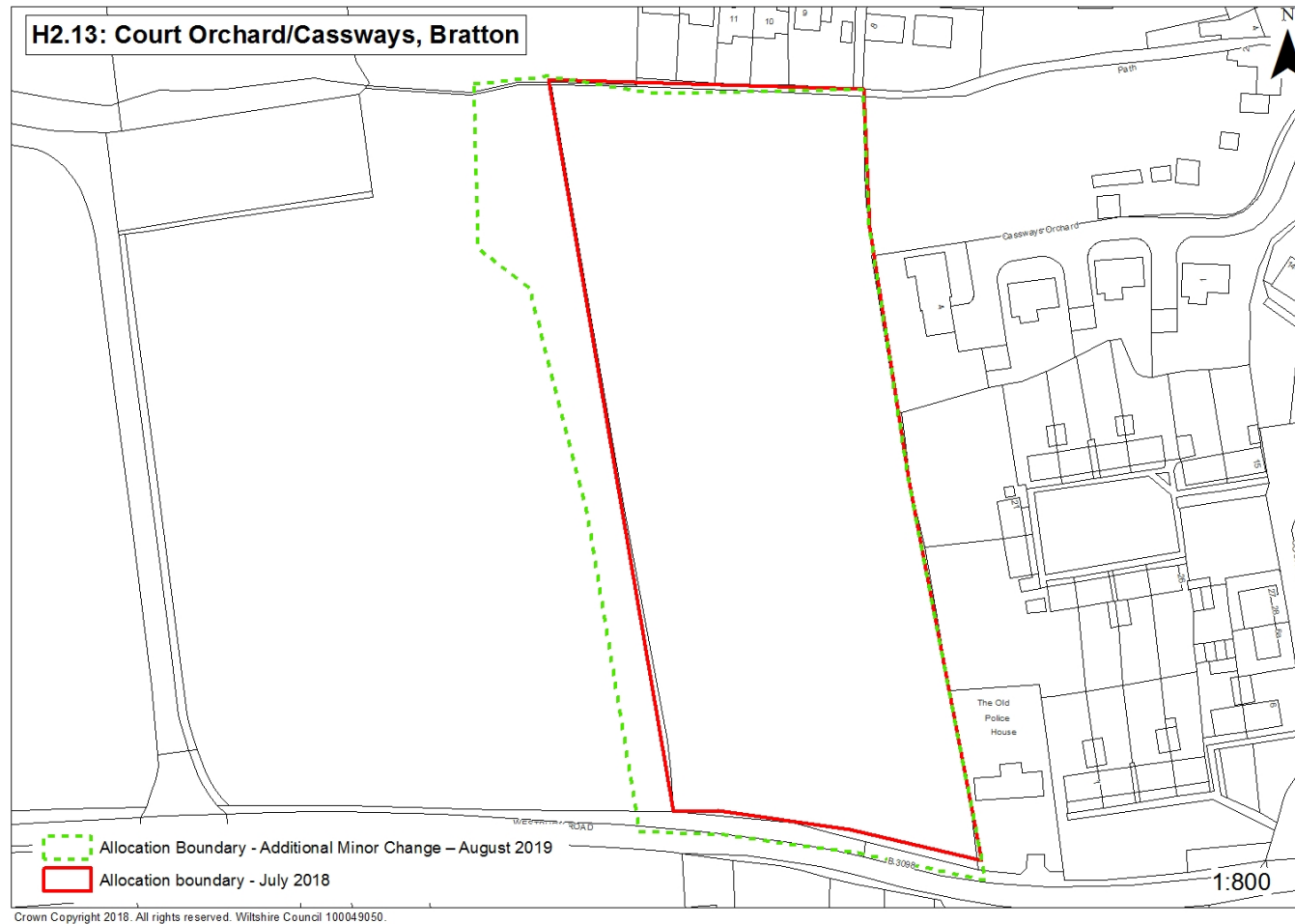
### Map 2 – Map showing further proposed modifications to the site boundary of site allocation H2.3 Elizabeth Way, Trowbridge



# Wiltshire Housing Site Allocations Plan

## Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

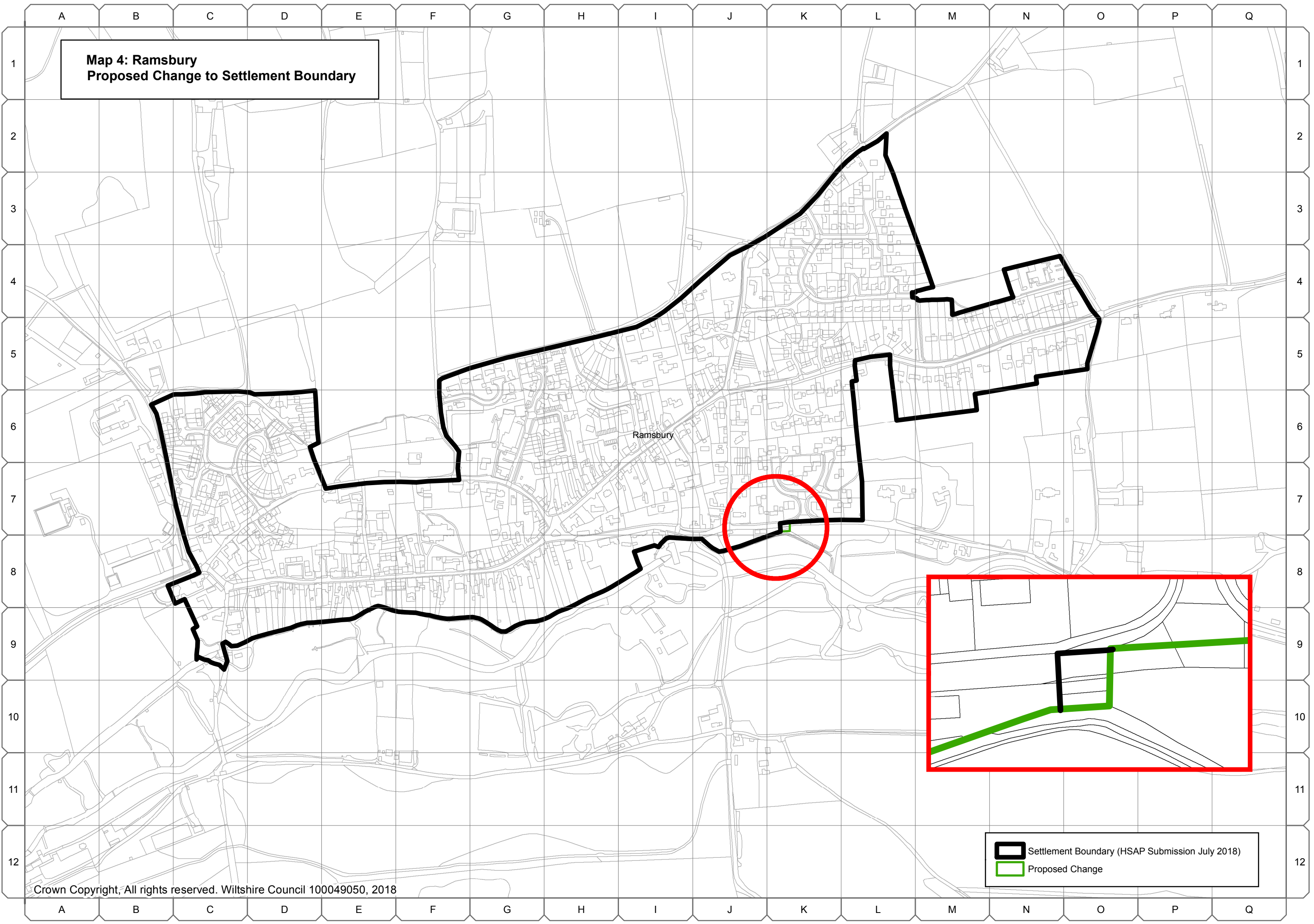
### Map 3 – Map showing further proposed modifications to the site boundary of site allocation H2.13 Orchard Court, Bratton





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

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**Map 4: Ramsbury  
Proposed Change to Settlement Boundary**



 Settlement Boundary (HSAP Submission July 2018)  
 Proposed Change

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



## **APPENDIX TWO**

**The Schedule of Additional Modifications (AM) set out in the following table have been identified as necessary to correct minor issues that do not have a material influence on the meaning or implementation of a policy and therefore do not constitute Further Main Modifications (FMMs).**

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

MC Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Additional Modification	Reason for AM (where relevant)
AM 1	Paragraph 1.1		<p>Amend second bullet point of Paragraph 1.1 as follows:</p> <ul style="list-style-type: none"> <li>Allocate new sites for housing to ensure the delivery of homes across the plan period in order to <b><u>help demonstrate a rolling five-year supply</u></b> <del>maintain a five-year land supply</del> in each of Wiltshire's three HMAs over the period to 2026.</li> </ul>	Amended text to ensure consistency within the document.
AM 2	Paragraph 5.3		<p>Add text at the end of the second sentence as follows:</p> <p><b><u>..., as will tools such as Landscape and Visual Impact Assessment (LVIA) as part of the planning application process.</u></b></p>	Inserted for clarity.
AM 3	Paragraph 5.3		<p>Add text to final sentence:</p> <p><b><u>Moreover, in delivering high quality design, development of the allocated sites should take opportunities to improve cycling and walking connectivity in accordance with Core Policy 61.</u></b></p>	Inserted for clarity.
AM 4	Paragraph 5.12		<p>Delete paragraph 5.12 as follows:</p> <p><del>Sites are proposed at some settlements that involve a mix of uses more than housing development, and where development will be guided by a master plan. The master plan will show parameters governing the distribution of land uses for each site. These sites each have a detailed policy reflecting more extensive site specific requirements setting out the components of development and/or requirements to ensure it takes an acceptable form. These sites are:</del></p>	Each policy will establish whether or not a masterplan is needed, therefore this paragraph is no longer required.
AM 5	Paragraph 5.14		<p>Delete paragraph 5.14 as follows:</p> <p><del>How these sites were selected is explained in the Community Area Topic Papers (July 2018)</del></p>	Removed as no longer required.

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

AM 6	Paragraph 5.46		<p>Delete the fifth sentence as follows:</p> <p>.... Consequently, development of the site would not lead to a significant encroachment of further built form into the countryside. <del>In order to accommodate the educational needs of new development the site would accommodate a new primary school to serve the area alongside new housing.</del></p>	Amended to reflect paragraph 15 of the Inspector's letter and PS.M3.15 Wiltshire Council position statement for H2.1 paragraphs 11 to 13.
AM 7	Paragraph 5.58	PC63	<p>Amend first sentence as follows to reflect revised site area:</p> <p>Approximately <del>21.24</del> <b><u>20.52</u></b> ha of land to the South West of Elizabeth Way is allocated for the development of approximately 355 dwellings, as identified on the Policies Map.</p>	Factual update and to reflect paragraph 17 of the Inspectors letter.
AM 8	Paragraph 5.79		<p>Add the following text after the fifth sentence:</p> <p>...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 <b><u>and Church Lane.</u></b></p>	Ensure the cumulative impact of H2.4, H2.5 and H2.6 is considered. Church Lane is added to enhance Lambrok Stream as an amenity feature and ensure consistency as per Inspectors letter paragraph 21, and as discussed at the hearing session held on 04/04/19.
AM 9	Paragraph 5.87	PC75	<p>Amend text of third sentence as follows:</p> <p>... Nevertheless, 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 <del>will be</del> <b><u>is</u></b> 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.</p> <p>And add the following text after the third sentence as follows:</p> <p><b><u>In March 2018, Natural England and the Environment Agency advised the council that new development within the River Avon catchment must be phosphate neutral until mechanisms can be put in place to ensure</u></b></p>	For clarity and to accord with the findings of updated Habitats Regulations Assessment.

## Wiltshire Housing Site Allocations Plan

### Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019

			<p><b><u>phosphate concentrations in the river do not increase unacceptably as a result of development. The Council has therefore worked with these bodies to agree an Interim Delivery Plan (IDP) which will take phosphate out of the catchment at a rate and spatial distribution broadly similar to patterns of development. Phosphate reductions will partly be reduced through a requirement for new development to reduce domestic water consumption, but it will also deliver measures such as new wetlands, less intensive agriculture and on-farm silt reduction measures. The IDP will be funded through CIL and delivery will be kept under review by the Working Group. Where local or short-term deficiencies emerge, bespoke mitigation may be required of developers.</u></b></p>	
AM 10	Paragraph 5.116		<p>Amend supporting text as follows:</p> <p>Approximately <b><u>1.61ha</u></b> 4.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 dwellings, as identified on the Policies Map.</p>	<p>Larger site area along the western/southwestern part of the site to facilitate landscape and drainage mitigation as detailed in the SOCG 09.</p> <p>Discussed in hearing session held on 04/04/19.</p>
AM11	Paragraph 5.128 3 <sup>rd</sup> bullet		<p>Delete and replace the second, third and fourth sentences and replace text as follows:</p> <p><del>However, the scale of development is within thresholds set down in the Nutrient Management Plan for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. 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.</del> <b><u>In March 2018, Natural England and the Environment Agency advised the council that new development within the River Avon catchment must be phosphate neutral until mechanisms can be put in place to ensure phosphate concentrations in the river do not increase unacceptably as a result of development. The Council has therefore worked with these bodies to agree an Interim Delivery Plan (IDP) which will take phosphate out of the catchment at a rate and spatial distribution broadly similar to patterns of development.</u></b></p>	<p>For clarity and to accord with the findings of updated Habitats Regulations Assessment.</p>

**Wiltshire Housing Site Allocations Plan**

**Schedule of Further Main Modifications (FMM) following the Examination Hearing Sessions – Consultation August 2019**

			<b><u>Phosphate reductions will partly be reduced through a requirement for new development to reduce domestic water consumption, but it will also deliver measures such as new wetlands, less intensive agriculture and on-farm silt reduction measures. The IDP will be funded through CIL and delivery will be kept under review by the Working Group. Where local or short-term deficiencies emerge, bespoke mitigation may be required of developers.</u></b>	
AM12	Add a new paragraph after 5.152		<b><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. In March 2018, Natural England and the Environment Agency advised the council that new development within the River Avon catchment must be phosphate neutral until mechanisms can be put in place to ensure phosphate concentrations in the river do not increase unacceptably as a result of development. The Council has therefore worked with these bodies to agree an Interim Delivery Plan (IDP) which will take phosphate out of the catchment at a rate and spatial distribution broadly similar to patterns of development. Phosphate reductions will partly be reduced through a requirement for new development to reduce domestic water consumption, but it will also deliver measures such as new wetlands, less intensive agriculture and on-farm silt reduction measures. The IDP will be funded through CIL and delivery will be kept under review by the Working Group. Where local or short-term deficiencies emerge, bespoke mitigation may be required of developers.</u></b>	For clarity and to accord with the findings of updated Habitats Regulations Assessment.

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

For further information please visit the following website:

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

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