



Wiltshire Housing Site Allocations Plan

Sustainability Appraisal Report

Annex III – Assessment of Further Main Modifications

September 2019

Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as **large print** and audio. Please contact the council on **0300 456 0100**, by textphone on 01225 712500 or by email on customerservices@wiltshire.gov.uk.

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

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

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

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

1. Introduction

- 1.1 This annex to the Sustainability Appraisal (SA) Report follows on from the analysis of the implications for the SA of the Council's Schedule of Proposed Changes¹, set out in Annex I² to the SA Report. SA Annex II was consulted on between 27th September 2018 and 9th November 2018, and between 11th December 2018 and 22nd January 2019.
- 1.2 The Schedule of Further Main Modifications (FMMs) flow from the Examination Hearing Sessions into the submitted Wiltshire Housing Site Allocations Plan (WHSAP), that were held between 2nd April and 16th April 2019. They build upon the Council's Schedule of Proposed Changes which remains before the Inspector for his consideration. The FMMs have been identified by the Inspector in his post hearing findings and advice as further changes considered necessary to make the submitted WHSAP 'sound'.
- 1.3 When considering the FMMs, the starting point is the submitted Plan as amended by the Council's Schedule of Proposed Changes. 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. Assessment of Further Main Modifications

- 2.1 The Council's Further Main Modifications (FMMs), as introduced above, are shown in the following table, together with their implications for the SA. The changes have been considered, to establish if there are any implications with regard to the findings in the SA Report of the Pre-Submission Draft Plan.
- 2.2 In the main, where the schedule refers to 'None' in relation to SA implications, it is because the SA assessment has already considered the issue or issues that the FMM relates to, but that the FMM is needed for matters of clarity or effectiveness. However, this in itself would not necessarily result in any change to the assessment that has been carried out or the implications of the plan. Therefore, while there may be some benefits or disbenefits associated with the FMM, they are not of a scale that would affect the assessment already carried out. Where no change is considered necessary, no further assessment has been required. Where proposed changes have resulted in a potential impact on the SA and changes have been required, for example the removal or additional inclusion of a site or the removal of a specific element such as employment land, these are shown in bold, underlined and italicised text and strikethrough text in the SA Report and an explanation provided in the Schedule.
- 2.3 Changes to the SA Report resulting from the FMMs have been made by Wiltshire Council. Previous iterations of the SA Report were produced by Atkins and Wiltshire Council.

¹ Wiltshire Housing Site Allocations Plan – EXAM.01 Schedule of Proposed Changes Consultation Document (Wiltshire Council, September 2018)

² Wiltshire Housing Site Allocations Plan SA Report Revised Annex II (Atkins and Wiltshire Council, September 2018)

Wiltshire Housing Site Allocations Plan - Further Main Modifications (FMM) and SA implications

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>								
FMM 1	Paragraph 1.1		<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>	<u>None.</u>								
East Wiltshire Housing Market Area												
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</i> – 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. <u>The following site is allocated for development, as shown on the Policies Map:</u></p> <p><i>Policy H1 Land is allocated for residential development at the following sites, as shown on the policies map:</i></p> <p>Table 5.2 <u>Housing Allocation in the</u> East Wiltshire Housing Market Area</p> <table border="1" data-bbox="607 995 1554 1185"> <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>	<p><u>No adverse effects.</u></p> <p><u>Rename Policy H1 in the SA as 'Policy H1.1'</u></p>
<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>									
H1.1 Empress Way, Ludgershall												
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 proposed <u>allocated</u> for mixed-use development</p>	<u>No adverse effects.</u>								

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>comprising the following elements:</p> <ul style="list-style-type: none"> • approximately 270 dwellings; • a connecting highways link between <u>vehicular access from</u> Empress Way and Simonds Road/New Drove, via the adjoining development at the former Granby Gardens site <u>via the Granby Gardens development site, together with a connecting highways link between the two points of access;</u> • 1.8ha of land reserved for a two-form entry primary school <u>in the south-eastern corner of the site;</u> • <u>improvements to cycling and walking routes through the site to link into the existing network, including</u> the retention and enhancement of public rights of way LUDG1, <u>and</u> LUDG2 and LUDG34. through the development of the site. <p><u>Development proposals will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>a planning obligation to safeguard land for a primary school for an agreed period of time;</u> • <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> • <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> • <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> • <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> <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>	<p><u>Additional requirements added to policy are considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H1.1 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>
FMM 4	Paragraph	PC42	Add additional text to end of paragraph 5.20 as follows:	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>								
	5.20		<p>Development of the site will include 1.8ha reserved for a two-form entry primary school. Based on current estimates, <u>capacity within</u> 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 <u>an assessment of future need</u> for primary school places <u>at the time of an application</u> at that time. In the event that land for a school is not required within a period to be agreed with the <u>Wiltshire</u> Council's Education Department, then the land will be returned and thereby revert to agricultural use. <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 policies of the Wiltshire Core Strategy.</u></p>									
North and West Wiltshire Housing Market Area												
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. <u>The following sites are allocated for development, as shown on the policies map:</u></p> <p><i>Policy H2 Land is allocated for residential development at the following sites, as shown on the policies map:</i></p> <p>Table 5.3 <u>Housing Allocations in the</u> North and West Wiltshire Housing Market Area</p> <table border="1" data-bbox="607 1177 1572 1302"> <thead> <tr> <th data-bbox="607 1177 819 1302"><u>Community Area</u></th> <th data-bbox="819 1177 983 1302"><u>Reference</u></th> <th data-bbox="983 1177 1348 1302"><u>Site Name</u></th> <th data-bbox="1348 1177 1572 1302"><u>Approximate number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>					<p><u>No adverse effects.</u></p> <p><u>Rename Policy H2 in the SA as 'Policies H2.1 – H2.13'.</u></p>
<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>									

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)				<u>SA implications</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, Trowbridge</u>	<u>355</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>Barter's 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 /</u>	<u>35</u>	

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)				<u>SA implications</u>
					<u>Cassways, Bratton</u>		
FMM 6	Paragraph 5.44, first bullet point	PC52	<p>Amend supporting text as follows:</p> <p>Ecology: an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with 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 eds developing a strategy for managing recreational pressure across the town. <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> Detailed design and layout of schemes <u>will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS) and</u> 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 <u>ing</u> 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 <u>also</u> be sought toward <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> to be contained in the Trowbridge Bat Mitigation Strategy.</p>				<u>None.</u>
FMM 7	Paragraph 5.44, second bullet point	PC53	<p>Delete supporting text as follows:</p> <p>Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community. Therefore, in addition to land reserved for one new school, Funding contributions will be sought from developers to help provide adequate capacity.</p>				<u>The supporting text regarding the need for a new primary school at Trowbridge is no longer required as funding contributions will now be</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
				<u>sought from developers to help provide adequate capacity. SA Report paras 8.3.35 and 8.3.53 amended to reflect this change.</u>
Site H2.1 Elm Grove Farm, Trowbridge				
FMM 8	Policy H2.1 Figure 5.5	PC54 PC55 PC56	<p>Amend policy H2.1 as follows:</p> <p>Approximately 17.78ha of land at LLand at Elm Grove Farm, as identified on the Policies Map, is proposed <u>allocated</u> for mixed use development comprising the following elements:</p> <ul style="list-style-type: none"> • approximately 250 dwellings; • 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); • a multi-purpose community facility <u>co-located with existing or improved open space;</u> • a significantly improved and consolidated public open space area adjacent to <u>incorporating</u> the existing Queen Elizabeth II Field to provide a play area, and junior level sports pitches <u>and changing facilities</u> for local community teams to utilise; • a road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and • new <u>improvements to</u> 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. <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>sensitive design and layout, which ensures the significance of heritage assets and their</u> 	<p><u>No adverse effects.</u></p> <p><u>Additional requirements added to policy are considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.1 and its supporting text has been assessed in Section 8.3 of the SA Report and</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></p> <ul style="list-style-type: none"> • <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;</u> • <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> • <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> • <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> <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>	<p><u>this has been updated to reflect this FMM.</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.</p>	<p><u>The change does not affect the overall scoring against the SA Objectives. SA Report para 8.3.52 amended to reflect change in site area.</u></p>
FMM 10	Paragraph 5.48		<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 and adjacent to the site. These would <u>will be identified through</u></p>	<p><u>None.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>survey and assessments guided by the requirements of the TBMS and</u> include: Drynham Lane/Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.	
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. Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy. <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>	<u>None.</u>
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 <u>along with Grade II listed Southview Farm</u> and, where appropriate, its <u>their settings.</u>	<u>None.</u>
FMM 13	Paragraph 5.51		Amend text: In order to facilitate development a <u>Appropriate contributions would likely 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>	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
H2.2 Land off the A363 at White Horse Business Park				
FMM 14	Insert new policy Figure 5.6		<p>New policy for H2.2 as follows:</p> <p><u>Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 175 dwellings;</u> • <u>vehicular access from the A363;</u> • <u>development to be directed to the north and east of the site; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <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> • <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> • <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> • <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> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.2 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>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>	
FMM 15	Paragraph 5.54		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 <u>will be identified through survey and assessments guided by the requirements of the TBMS and include:</u> woodland belts associated with the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.	<u>None.</u>
FMM 16	Paragraph 5.55	PC52	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. <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>	<u>None.</u>
FMM 17	New paragraph after paragraph 5.56	PC61	Amend paragraph after second sentence as follows: 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 <u>is</u> also <u>adjacent to</u> includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. <u>A comprehensive approach to development will need to be undertaken that makes a</u>	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>positive contribution towards conserving and enhancing the significance of heritage assets.</u> At the planning application stage, the layout and design of the site would need to <u>must</u> give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm. <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></p>	
FMM 18	Paragraph 5.57		<p>Amend text as follows:</p> <p>In order to facilitate development, a <u>Appropriate</u> contributions would likely 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></p>	<u>None.</u>
Site H2.3 Elizabeth Way, Trowbridge				
FMM 19	Insert new policy Figure 5.7	PC63	<p>Insert new policy for H2.3 as follows:</p> <p><u>Land to the South West of Elizabeth Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 355 dwellings;</u> • <u>vehicular access points from Elizabeth Way; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<ul style="list-style-type: none"> • <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> • <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> • <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> • <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> • <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> <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>	<p><u>site overall.</u></p> <p><u>Policy H2.3 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></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 <u>will be identified through survey and assessments guided by the requirements of the TBMS and include:</u> mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site.</p>	<u>None.</u>
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 (<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. The</p>	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>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> 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 criteria in the Strategy.</p>	
FMM 22	Paragraph 5.66		<p>Amend text as follows:</p> <p>In order to facilitate development, a <u>Appropriate</u> contributions would likely 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></p>	<p><u>Amend references to school capacity in paragraph 8.3.72 of SA Report.</u></p>
H2.4 Church Lane, Trowbridge				
FMM 23	Insert new policy Figure 5.8		<p>Insert new policy for H2.4 as follows:</p> <p><u>Land at Church Lane, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 45 dwellings focused towards the north of the site;</u> • <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> • <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> <p><u>Development will be subject to the following requirements:</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.4 and</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<ul style="list-style-type: none"> • <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> • <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> • <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> • <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> • <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> <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>	<p><u>its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>
FMM 24	Paragraph 5.68	PC68	<p>Insert new sentence after fourth sentence as follows:</p> <p>The site comprises the degraded fragmentary remains of a post medieval water meadow system. <u>A comprehensive approach to development will need to be undertaken that makes a positive</u></p>	<p><u>None.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>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>	
FMM 25	Paragraph 5.69		Add the following text to the end of the second sentence: ...Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. <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>	<u>None.</u>
FMM 26	Paragraph 5.70		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: Framfield; boundary hedgerows / <u>tree lines</u> ; and the Lambrok Stream.	<u>None.</u>
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. <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> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.	<u>None.</u>
FMM 28	Paragraph 5.72		Amend text: In order to facilitate development a <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at</u> additional local schools, capacity. Funding contributions may also be sought where	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			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>	
H2.5 Upper Studley, Trowbridge				
FMM 29	Insert new policy Figure 5.9		<p>New policy for H2.5 as follows:</p> <p><u>Land at Upper Studley, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 45 dwellings;</u> • <u>vehicular access via a new junction arrangement off the A361; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <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> • <u>an attractive frontage to A361 and enhancement of this approach to the town;</u> • <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> • <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> <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,</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.5 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>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>	
FMM 30	Paragraph 5.74		Amend first sentence and add additional text to the end of the paragraph as follows: An objective of detailed design and layout will be to provide an attractive frontage to Firs Hill <u>the A361</u> , and <u>that 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> .	<u>None.</u>
FMM 31	Paragraph 5.76		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 <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> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.	<u>None.</u>
FMM 32	Insert new paragraph after 5.76		Insert new paragraph as follows: <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</u>	<u>Amendments made to SA Report para 8.3.89 in relation to</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>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>	<u>funding contributions to schools, GPs and dentistry in the town.</u>
H2.6 Southwick Court, Trowbridge				
FMM 33	Insert new policy Figure 5.10		<p>New policy for H2.6 as follows:</p> <p><u>Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 180 dwellings;</u> • <u>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;</u> • <u>controlled emergency vehicular access only will be acceptable from the north of the site; and</u> • <u>improvements to cycling and walking routes through the site to link in to the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>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);</u> • <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> • <u>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</u> 	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.6 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><i><u>informed by appropriate heritage and archaeological assessments;</u></i></p> <ul style="list-style-type: none"> • <i><u>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;</u></i> • <i><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></i> • <i><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></i> <p><i><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></i></p>	
FMM 34	Paragraph 5.78	PC72	<p>Add text after the final sentence as follows:</p> <p><i><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 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></i></p>	<u>None.</u>
FMM	Paragraph		The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
35	5.81		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: 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 (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. <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> Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.	<u>None.</u>
FMM 37	Paragraph 5.84		Amend text: In order to facilitate development, a <u>The masterplan of the site and those 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> In order to facilitate development a <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional</u> 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>	<u>None.</u>
Warminster				
H2.7 East of the Dene, Warminster				
FMM 38	Policy H2.7 Paragraphs 5.88 to 5.92		Delete heading 'H2.7 East of the Dene, Warminster' and Figure 5.11 'H2.7 East of the Dene, Warminster'. Delete Policy H2.7 and supporting paragraphs as follows: Policy H2.7	<u>No adverse effects.</u> <u>Delete refs to East of the Dene</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>Land east of The Dene, as identified on the policies map, is proposed for development comprising</p> <ul style="list-style-type: none"> • approximately 100 dwellings • 2ha of land undeveloped land to be located in the south west part of the site <p>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.</p> <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</p>	<p><u>in SA Report Sections 8.2, 8.3. Implications for the SA are considered in para 8.3.44 of the SA Report.</u></p> <p><u>The deletion of this site will result in the removal of the likely benefits and adverse effects of development. The economic and social benefits will now not occur, but the environmental adverse effects will also not occur. The overall economic and social adverse effects of deleting the number of homes concerned from the Plan is not considered to be significant.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>to appropriately responds to the character and locational context of the site and robustly respects the significance of the following heritage assets:</p> <ul style="list-style-type: none"> • Listed Buildings in the vicinity of the site, including Bishopstrow House • Bishopstrow Conservation Area • Views from Battlesbury Camp hillfort <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>	<p><u>considering the Plan overall or the Warminster Town Community Area.</u></p>
H2.8 Bore Hill Farm, Warminster				
FMM 39	<p>Insert new policy</p> <p>Figure 5.12</p>		<p>Insert new policy for H2.8 as follows:</p> <p><u>Land at Bore Hill Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 70 dwellings;</u> • <u>vehicular access from Deverill Road;</u> • <u>B1 employment, located between the bio-digester and residential development; and</u> • <u>improvements to cycling and walking routes through the site to link into existing network (including WARM60).</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> 	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.8 and its supporting text has been</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<ul style="list-style-type: none"> • <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> • <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> <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>	<p><u>assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</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. 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. <u>Appropriate contributions may also 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></p>	<p><u>Amend para 8.3.115 of SA Report. Changes strengthen the sustainability benefits of this site overall; new text added at para 8.3.115 in relation to funding contributions for schools, GPs and dentistry in the town.</u></p>
H2.9 Boreham Road, Warminster				
FMM 41	Insert new policy	PC81 PC82	Insert new policy for H2.9 as follows:	<u>No adverse effects.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
	Figure 5.13		<p><u>Land at Boreham Road, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 30 dwellings;</u> • <u>access will be provided from Boreham Road; and</u> • <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> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <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> • <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> • <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> <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><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.9 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</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</p>	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>arrangements; relocation of Grade II Listed milestone marker; 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. In order to facilitate development, 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. <u>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.</u></p>	
H2.10 Barters Farm, Chapmanslade				
FMM 43	<p>Insert new policy</p> <p>Figure 5.14</p>		<p>Insert new policy for H2.10 as follows:</p> <p><u>Land at Barters Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 35 dwellings;</u> • <u>vehicular access from Cleyhill Gardens; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network including CHAP14.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>retention and enhancement of trees and hedgerows as part of wider landscaping and green infrastructure requirements;</u> • <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> • <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> • <u>an archaeological assessment to inform site layout.</u> 	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.10 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<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>	
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 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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>	<u>See above.</u>
H2.11 The Street, Hullavington				
FMM 45	Policy H2.11 Figure 5.15 Paragraphs 5.104 to 5.107.	PC85 PC86 PC87	<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>'H2.11 The Street, Hullavington</p> <p>Figure 5.15 H2.11 The Street, Hullavington</p>	<p><u>No adverse effects.</u></p> <p><u>Delete refs to this site in SA Report Sections 8.2 and 8.3. Implications</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><i>Policy H2.11</i></p> <p><i>Land at the Street, Hullavington, as identified on the policies map, is proposed for development comprising:</i></p> <ul style="list-style-type: none"> <i>• approximately 50 dwellings.</i> <i>• 0.2 ha land for primary school expansion</i> <p><i>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.</i></p> <p><i>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 WCS.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>5.107 Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site Considering the size of the site any subsequent</i></p>	<p><u>for the SA considered in para 8.3.44 of the SA Report.</u></p> <p><u>The deletion of this site will result in the removal of the likely benefits and adverse effects of development. The economic and social benefits will now not occur, but the environmental adverse effects will also not occur. The overall economic and social adverse effects of deleting the number of homes concerned from the Plan is not considered to be significant, considering the Plan overall or Chippenham Community Area</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>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.'</p>	<u>Remainder.</u>
Site H2.12 Yatton Keynell				
FMM 46	Insert new policy Figure 5.16		<p>Insert new policy for H2.12 as follows:</p> <p><u>Land to the east of Farrells Field, Yatton Keynell as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 30 dwellings;</u> • <u>vehicular access from B4039; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>retention and enhancement of trees and hedgerows as part of wider strategic landscaping and green infrastructure requirements, incorporating open space provision;</u> • <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; and</u> • <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> <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><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.12 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
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. <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></p>	<u>As above.</u>
FMM 48	Add new paragraph after 5.110		<p>Insert new text after paragraph 5.110</p> <p><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></p>	<u>None.</u>
H2.13 Court Orchard/Cassways, Bratton				
FMM 49	<p>Insert new policy</p> <p>Figure 5.18</p>		<p>Insert new policy for H2.13 as follows:</p> <p><u>Land at Court Orchard/Cassways, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 35 dwellings;</u> • <u>vehicular access from B3098; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <u>retention and enhancement of trees and hedgerows on the site boundaries as part of wider</u> 	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H2.13 and its supporting text has been</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>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></p> <ul style="list-style-type: none"> <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> <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><u>assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>
FMM 50	Paragraph 5.117		<p>Add additional text end of paragraph as follows:</p> <p>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. <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></p>	<p><u>SA Report para 8.3.161 – The site has a medium potential score for archaeology and therefore the requirement for heritage and archaeological assessments are included within the policy text.</u></p>
FMM 51	Paragraph 5.119		<p>Additional text added to paragraph as follows:</p> <p>Additional screening at the site boundaries would be required to preserve and maintain <u>enhance</u> the</p>	<p><u>None.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>																
			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. <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>																	
FMM 52	Insert new paragraph after 5.121		Insert new paragraph after paragraph 5.121 as follows: <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>	<u>None.</u>																
South Wiltshire Housing Market Area																				
FMM 53	Policy H3 Paragraph 5.124	PC32 PC96	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: Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role. <u>The following sites are allocated for development:</u> Policy H3 Land is allocated for residential development at the following sites, as shown on the policies map: Table 5.4 <u>Housing Allocations in the</u> South Wiltshire Housing Market Area <table border="1" data-bbox="607 1114 1554 1394"> <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>Salisbury</u></td> <td><u>H3.1</u></td> <td><u>Netherhampton Road, Salisbury</u></td> <td><u>640</u></td> </tr> <tr> <td></td> <td><u>H3.2</u></td> <td><u>Hilltop Way</u></td> <td><u>10</u></td> </tr> <tr> <td></td> <td><u>H3.3</u></td> <td><u>North of Netherhampton</u></td> <td><u>100</u></td> </tr> </tbody> </table>	<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>	<u>Salisbury</u>	<u>H3.1</u>	<u>Netherhampton Road, Salisbury</u>	<u>640</u>		<u>H3.2</u>	<u>Hilltop Way</u>	<u>10</u>		<u>H3.3</u>	<u>North of Netherhampton</u>	<u>100</u>	<u>No adverse effects.</u> <u>Delete refs to Policy H3 from contents page and Sections 8.2, 8.3, 8.5, 9 and 13.</u> <u>Rename Policy H3 as 'Policies H3.1 – H3.7'</u>
<u>Community Area</u>	<u>Reference</u>	<u>Site Name</u>	<u>Approximate number of dwellings</u>																	
<u>Salisbury</u>	<u>H3.1</u>	<u>Netherhampton Road, Salisbury</u>	<u>640</u>																	
	<u>H3.2</u>	<u>Hilltop Way</u>	<u>10</u>																	
	<u>H3.3</u>	<u>North of Netherhampton</u>	<u>100</u>																	

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)				<u>SA implications</u>
					<u>Road</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>	
H3.1 Netherhampton Road, Salisbury							
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 <u>allocated</u> for mixed use development comprising the following elements:</p> <ul style="list-style-type: none"> • approximately 640 dwellings; • <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> • Land for employment (B1, B2 and B8 uses of the Use Classes Order) • <u>measures to positively support walking, cycling and public transport use between the site and Salisbury, including improvements to bridleway NHAM10;</u> • at least 1.8ha of land for a two-form entry primary school along with playing pitches; • a local centre <u>of an appropriate scale to provide local access to services and facilities; and</u> 				<p><u>No adverse effects.</u></p> <p><u>Elevation of additional requirements into Policy H3.1 is considered likely to strengthen policy overall in sustainability terms.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<ul style="list-style-type: none"> • a Country Park of at least 10ha in size, <u>located in the east and south of the site</u>, with associated parking and facilities, <u>provision of strategic landscaping and appropriately located public open space and green infrastructure throughout the rest of the site.</u> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> • <u>design and layout to be guided by appropriate heritage and archaeological assessments;</u> • <u>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;</u> • <u>provision made for</u> transport network improvements necessary to accommodate the scale of development envisaged, <u>as identified through a comprehensive transport assessment;</u> • <u>Provision of sufficient school and contributions towards education and on or off-site</u> healthcare capacity to meet the needs created by the development; • measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site; • <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> • <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> • <u>provision made for improvements to local sewerage systems, informed by a water infrastructure capacity appraisal; and</u> • 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. <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 Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
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, employment land 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>	<u>None.</u>
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 (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></p>	<u>None.</u>
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>	<u>The deletion of the employment element is not considered likely to change the overall scoring against SA objectives 11 and 12. The assessment notes the potential for this site to support mixed-use development but also notes</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
				<p><u>that significant benefits are likely through development of a significant number of homes that will support local businesses, increase the local workforce and support the vitality and viability of nearby employment and retail parks and businesses in the city centre. Refer to para 8.3.191 of SA Report.</u></p>
FMM 58	Paragraph 5.134		<p>Amend paragraph as follows:</p> <p><u>The archaeological potential of the site is demonstrably high.</u> 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. <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. 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> investigations should inform a <u>the</u> masterplan for the site and an archaeological assessment would be required to support a subsequent planning application.</p>	<p><u>Elevation of additional requirements into Policy H3.1 and supporting text is considered likely to strengthen policy overall in sustainability terms.</u></p>
H3.2 Hilltop Way, Salisbury				

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
FMM 59	Insert new policy Figure 5.20		<p>Insert new policy for H3.2 as follows:</p> <p><u>Land at Hilltop Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 10 dwellings;</u> • <u>vehicular access via Hilltop Way; and</u> • <u>the public right of way forming the northern boundary of the site should be maintained and its route enhanced.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <u>appropriate location of new dwellings and high-quality design including landscaping and open space to mitigate impacts on skyline views.</u> <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><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H3.2 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>
FMM 60	Paragraph 5.141		<p>Amend paragraph text as follows:</p> <p>The site has been shown to have a high population of reptiles (Slow Worms) and these will need to be re-colonised on a suitable receptor site within the Country Park, <u>prior to development taking place.</u> 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>	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
H3.3 North of Netherhampton Road, Salisbury				
FMM 61	Insert new policy Figure 5.21	PC104 PC105 PC106	<p>Insert new policy for H3.3 as follows:</p> <p><u>Land North of Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 100 dwellings;</u> • <u>vehicular access to the site from A3094 Netherhampton Road; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> <ul style="list-style-type: none"> ○ <u>the use of appropriate heritage and archaeological assessments to guide development;</u> ○ <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> ○ <u>sensitive treatment of site boundaries. Development will be expected to take particular care to ensure a suitable boundary and transition between the open countryside and the City;</u> ○ <u>development which respect the scale, massing and built form of the local area and the setting of the Cathedral;</u> ○ <u>development along Netherhampton Road being set back, but providing an active frontage; and</u> ○ <u>sensitive use of lighting and signage with regard to infrastructure and highway elements throughout the development.</u> • <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> • <u>no adverse impacts on the water quality of the River Avon SAC from surface water runoff</u> 	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H3.3 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>during the construction and operational phases;</u></p> <ul style="list-style-type: none"> • <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> • <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> • <u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u> <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 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. Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and <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> supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding <u>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></p>	<u>None.</u>
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</p>	<u>No changes necessary to SA.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p>approach to the City and provides links to nearby rights of way. <u>To achieve these outcomes, development proposals will meet the 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></p> <ul style="list-style-type: none"> • <u>the sensitive use of highway surfacing, materials, signage and lighting;</u> • <u>the use of focal buildings and appropriate features to define the transition from open countryside to urban form; and</u> • <u>a strategy for open space that could provide a heritage trail to link with existing footpaths in the area.</u> 	<p><u>However, the addition of development principles to policy is likely to lead to greater protection and enhancement of the setting of heritage assets, including Salisbury Cathedral.</u></p>
FMM 64	Insert new paragraph after 5.144		<p>Insert new paragraph after 5.144 as follows:</p> <p><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></p>	<p><u>Amendments made to SA Report para 8.3.208. The addition of additional supporting text is likely to lead to greater protection and enhancement of archaeological assets, thus increasing the sustainability benefits of developing this site.</u></p>
FMM	Paragraph	PC106	Amend paragraph 5.145 as follows:	<u>None.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
65	5.145		...Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city, <u>in accordance with core policies of the Wiltshire Core Strategy.</u> Transport assessment...	
H3.4 Land at Rowbarrow, Salisbury				
FMM 66	Insert new policy Figure 5.22		<p>Insert new Policy H3.4 as follows:</p> <p><u>Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 100 dwellings;</u> • <u>vehicular access from the Odstock Road to the west; and</u> • <u>improvements to cycling and walking routes through the site to link into the existing network.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <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> • <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> • <u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u> <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</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H3.4 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>comprehensive development of the site.</u>	
FMM 67	Paragraph 5.149		Amend last sentence of paragraph as follows: In addition, <u>Appropriate</u> contributions may also be sought where needed to increase capacity at local GP surgeries in the city, <u>in accordance with core policies of the Wiltshire Core Strategy.</u>	<u>None.</u>
H3.5 The Yard, Hampton Park, Salisbury				
FMM 68	Insert new site allocation and new policy	PC111	<p>Insert new Policy H3.5 as follows:</p> <p><u>Land at The Yard, Hampton Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 14 dwellings; and</u> • <u>vehicular access via the existing track onto Roman Road, with a new pedestrian and cycle access route provided through to Neal Close.</u> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <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> • <u>identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent country park, or other 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> • <u>a Precautionary Working Method for birds, including barn owl; and</u> • <u>measures to address contamination as informed by an assessment of the sites condition.</u> <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</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p> <p><u>Policy H3.5 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>infrastructure, services, facilities and open space.</u>	
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>	<u>As above.</u>
Amesbury, Bulford and Durrington				
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. <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></p>	<u>None.</u>
H3.6 Clover Lane, Durrington				
FMM 71	<p>Insert new policy</p> <p>Figure 5.23</p>		<p>Insert new policy for H3.6 as follows:</p> <p><u>Land at Clover Lane, Durrington, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> • <u>approximately 45 dwellings;</u> • <u>vehicular access from Clover Lane;</u> • <u>improvements to cycling and walking routes through the site to link into the existing network, including to High Street; and</u> • <u>incorporation of any rights of access to the paddock and stables to the north of the site.</u> <p><u>Development will be subject to the following requirements:</u></p>	<p><u>No adverse effects.</u></p> <p><u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<ul style="list-style-type: none"> • <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> • <u>retention and enhancement of existing trees and hedgerows within extended green infrastructure corridors as part of wider landscaping to contribute to biodiversity, and provide appropriate screening to adjacent properties; and</u> • <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> <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><u>Policy H3.6 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</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>	<p><u>None.</u></p>
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) and undesignated 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. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area <u>and should be designed in a sensitive and appropriate manner taking into consideration non-designated heritage assets, designated assets and objectives set out</u></p>	<p><u>None.</u></p>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<u>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> 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 <u>y and trees adjacent to the southern boundary at its eastern end.</u> 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 <u>existing</u> features <u>both within and adjacent to the site</u> in order to ensure a soft edge to the open countryside <u>maintain the role of the trees in contributing to biodiversity and the character of this part of Durrington</u> ensure a soft edge to the open countryside <u>and to ensure appropriate screening between the new development and adjacent residential development and allotments.</u> A layout can link into open space to the south east of the site. Considering the size of the site <u>and history of surface water flooding on-site and in the surrounding area,</u> 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.	<u>None.</u>
H3.7 Larkhill Road, Durrington				
FMM 75	Insert new policy Figure 5.24	PC96 PC117 PC118	Insert new policy for H3.7 as follows: <u>Land at Larkhill Road, Durrington, as identified on the Policies Map, is allocated for residential development comprising the following elements:</u> <ul style="list-style-type: none"> • <u>approximately 15 dwellings.</u> <u>Development will be subject to the following requirements:</u> <ul style="list-style-type: none"> • <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> • <u>layout and design in line with character and pattern of frontage development on Larkhill Road,</u> 	<u>No adverse effects.</u> <u>Provision of a specific policy for this site is considered likely to strengthen the sustainability benefits of developing this site overall.</u>

FMM Ref.	Submission Draft Plan reference	Reference number of altered or superseded Proposed Change (where relevant)	Further Main Modification (FMM)	<u>SA implications</u>
			<p><u>with gardens or open space to the south of the site serving as a soft edge to the countryside.</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>	<p><u>Policy H3.7 and its supporting text has been assessed in Section 8.3 of the SA Report and this has been updated to reflect this FMM.</u></p>
FMM 76	New para after 5.158		<p>New paragraph to be inserted:</p> <p><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></p>	<p><u>As above.</u></p>

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

For further information please visit the following website:

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

Information about Wiltshire Council services can be made available in other formats (such as large print or audio) and languages on request. Please contact the council on 0300 456 0100, by textphone on (01225) 712500 or by email on customerservices@wiltshire.gov.uk.