

Wiltshire Local Plan Sustainability Appraisal Report Addendum (September 2024)

This addendum to the Wiltshire Local Plan Sustainability Appraisal (SA) Report¹ has been produced to take account of changes to the Habitats Regulations Assessment (HRA) undertaken in September 2024² and the proposed deletion of two site allocations from the Local Plan. Proposed changes to the SA are shown below as **additional text** and **deleted text**.

Habitats Regulations Assessment

The updated HRA³ includes new analysis and findings in relation to Local Plan Policy 7 (Land south of Chippenham and East of Showell Farm) which, for consistency, needs to be reflected in the SA Report. Further information on the updated analysis and conclusions of the HRA can be found in the September 2024 HRA Report.

Policy 7 - Land south of Chippenham and East of Showell Farm

Add new text after SA Report paragraph 6.9.2, as follows:

'Habitats Regulations Assessment - specific policy recommendations

The HRA has concluded that, provided that the policy mitigation is implemented successfully, adverse effects on the integrity of the Bath and Bradford on Avon Bats SAC, as a result of impacts from physical habitat damage and loss of functionally linked habitat, will be avoided.'

Proposed deletion of site allocations from Local Plan

Two site allocations are proposed to be deleted from the Local Plan. These are:

Policy 24 – Land at Netherhampton Road Garden Centre, Salisbury

Policy 59 – Land at Brook Street

As a result of their proposed deletion from the Plan, the following changes to the SA Report are proposed:

Policy 24 – Land at Netherhampton Road Garden Centre, Salisbury

- SA Report Contents page – delete text as follows: *'6.26 Policy 24 Land at Netherhampton Road Garden Centre 114'*
- SA Report Chapter 6.26 – delete text as follows:

~~6.26 Policy 24 – Land at Netherhampton Road Garden Centre~~

~~6.26.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment~~

¹ Wiltshire Local Plan Sustainability Appraisal (incorporating Strategic Environmental Assessment) (Wiltshire Council, September 2023)

² Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment (LUC, September 2024)

³ Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment (LUC, September 2024)

is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 24 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	-	-	0	--	--	+	+	--	+

~~6.26.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.~~

~~Specific recommendations for improving the sustainability of the policy~~

~~1. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the ‘infrastructure and mitigation requirements’ section of the policy.~~

~~2. It is recommended that the policy wording is amended to include ‘Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required’ to the ‘infrastructure and mitigation requirements’ section of the policy.~~

~~3. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.~~

~~4. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.~~

~~5. It is recommended the supporting text be amended to include; the area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Significant new development in Salisbury would require investigations and agreement with Wessex Water’s regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030.~~

~~6. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment in the ‘infrastructure and mitigation requirements’ to ensure that development of this site won’t exacerbate flood risk elsewhere.~~

~~7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.~~

~~8. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’~~

~~9. It is recommended that the infrastructure and mitigation section of the policy includes the following: ‘Site layout should ensure development is restricted to higher levels and that development avoids impact on views to and from the medieval city and spire’.~~

Habitats Regulations Assessment – specific policy recommendations

~~6.26.3 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.~~

~~6.26.4 For recreational pressure on River Avon SAC and The New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.~~

- Table 7.2 – delete text as follows: ‘Policy 25 – Land at Netherhampton Road Garden Centre’
- Appendix B – delete text as follows:

Policy 24 – Land at Netherhampton Road Garden Centre	1. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy wording is amended to include ‘Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	3. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	4. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended the supporting text be amended to include; the area covered by Wessex Water has been classed by the Environment Agency as ‘seriously water stressed’. Significant new development in Salisbury would require investigations and agreement with Wessex Water’s regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030.	This is addressed by Policy 96 – Water Resources	No change

	6. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment in the 'infrastructure and mitigation requirements' to ensure that development of this site won't exacerbate flood risk elsewhere.	This is addressed by Policy 95 – Flood Risk	No change
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	9. It is recommended that the infrastructure and mitigation section of the policy includes the following: 'Site layout should ensure development is restricted to higher levels and that development avoids impact on views to and from the medieval city and spire'.	Amend this policy as recommended	Change made

Policy 59 – Land at Brook Street

- SA Report Contents page – delete text as follows: '~~6.61 Policy 59 Land at Brook Street 140~~'
- SA Report Chapter 6.61 – delete text as follows:

6.61 – Policy 59 – Land at Brook Street

~~6.61.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:~~

Policy 59 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	0	0	0	+	0	0	0	0	0	0	0

~~6.61.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.~~

~~Specific recommendations for improving the sustainability of the policy~~

~~6.61.3 There are no specific SA recommendations.~~