

Appendix 7

Wiltshire Council Evaluations of the Strategic Housing and Economic Land Availability Assessment Sites in Laverstock and Ford Parish

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1 Introduction

This section lists the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites put forward by landowners in the parish in response to Wiltshire Council’s public call for potential development sites throughout Wiltshire and describes the initial sifting methodology applied to them. Sections 2 and 3 summarise the latest more detailed WC assessments of sites which pass the initial sifting described in their site selection reports. Sections 4 and 5 give our comments on the proposed allocation for strategic development of site S80 at Old Sarum as part of the January 2021 Local Plan Review Report: Planning for Salisbury.

The Government requires Local Authorities to identify and update annually a specific supply of deliverable development sites; these sites are assessed and presented separately in the council’s Housing Land Supply Statement. Deliverable sites are those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable as described in footnote 11 of the National Planning Policy Framework.

It is important to note that whilst the SHELAA process identifies potential sites, it does not allocate them for development or add weight to the site for the purpose of decision making on a planning application. The allocation of future sites for development only takes place through the Local Plan process which undergoes full consultation and an examination in public.

The broad steps in assessing sites must follow the Planning Practice Guidance (PPG) published by Central Government in March 2014, which include:

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Suitability - The PPG advises that the assessment of the suitability of sites and broad locations should be guided by existing and emerging policy at the local and national level in addition to the market or industry requirements in the corresponding Housing Market or Functional Economic Market Area. It is not possible through this process (limited detail at this stage) to definitively determine suitability, only unsuitability, and as such only 'Unsuitable' site area will be identified at this stage (An Unsuitable site is one where the developable area of the site is less than 0.25ha after all exclusionary criteria have been applied to the site).

If a site is identified during the desktop review stage as 'Unsuitable' then it will not be taken forward for further assessment as part of that year's SHELAA report. It should be noted that the exclusion of a site from the SHELAA report does not exclude it from being reconsidered during the annual review that precedes each annual SHELAA report.

Availability - The PPG advises that a site can be considered available for development when there is confidence that there are no legal or ownership problems. At this time full legal surveys of all submitted sites is not possible and, as such, the council has made use of the best available information in the assessment of all suitable sites only.

Achievability - This is essentially an assessment of the economic viability of the site and whether it can be feasibly and reasonably achieved at a particular point in time. As such, the Council will only carry out achievability / viability testing on sites that have been found to be suitable.

Deliverability – A site can only be considered deliverable if it is available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. Those sites that are considered deliverable are presented separately in the Housing Land Supply Statement.

The latest SHELAA site mapping supplied by WC is shown in **Figure 1** below. It has been updated from a previous map to include all current SHELAA sites as at October 2020, but has not been updated to remove the sites which have been, or are in the process of being, developed. These are the sites S69, now fully developed as Riverdown Park, and S1053a/b, still being developed as Longhedge Village. These sites are annotated on the map with this information.

WC have assessed parish SHELAA sites for strategic allocation of housing to help meet the predicted needs in the Salisbury Housing Market Area in two recent significant reports:

- In the **Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020**, which was an ongoing part of the Wiltshire Core Strategy and applied the policies contained within it.
- In the consultation papers for the **Wiltshire Council Local Plan** review (which will supersede the Core Strategy when adopted), published in January 2021: **Planning for Salisbury and Site Selection Report for Salisbury**.

It is only through strategic allocation that SHELAA sites in the parish are likely to be developed since the development policies in the current Wiltshire Council Core Strategy covering the villages of Laverstock and Ford permit only infill development.

Detailed summaries of the selection process and result from both the above reports relating to the Laverstock and Ford parish SHELAA sites are given in sections 2 and 3. **If information is only required about site S80 (identified in the latest January 2021 site selection report as a potential strategic allocation within the updated Wiltshire Council Local Plan), section 4 compares the evaluation results from the two reports for that site.**

2 Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020

Under the policies of the WC Core Strategy, two types of development may take place within the parish. Strategic development may be allocated by Wiltshire Council to help fulfil the needs of the Salisbury Housing Market Area on sites which are adjacent to the Salisbury Settlement Boundary (SSB), which is marked in blue in Figure 1. All other parts of the parish are covered by the designation of Laverstock and Ford as small villages, where development is limited to infill within the developed area of the villages (usually one or two dwellings) or to exceptional development to meet specific, unfulfilled needs of the residents, of which there are none currently identified. Therefore, the only SHELAA sites which have been evaluated by WC are those which could be considered for strategic allocation adjacent to the SSB.

The Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020 https://www.wiltshire.gov.uk/media/4545/Sustainability-Appraisal-Main-Report/pdf/Sustainability_Appraisal_Main_Report.pdf?m=637347432780000000 covers the methodology used to select sites for strategic allocation and the results of applying that methodology to the relevant SHELAA sites.

The criteria used to assess the sites at stage 2 of the process are contained in the table below:

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²²⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

Only 4 sites were assessed to pass these criteria:

S80 – Land to the north of Old Sarum

S178 - Land to the south of Roman Road

3554a - Land to west of Milford Care Home

OM003 The Yard, Hampton Park

These sites were then assessed against stage 3 sustainability objectives listed in the following table:

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5a	Minimise our impacts on climate change through reducing greenhouse gas emissions
5b	Minimise our impacts on climate change through reducing our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

The only site in the parish evaluated as “more sustainable” against these objectives and taken forward was

- Site OM003 - The Yard, Hampton Park, Salisbury.

The only “less sustainable” option for development in the parish, which was not taken forward, was

- Site S80 - Land to the north of Old Sarum, Salisbury

Sites in the parish which should not be considered further were:

- Site S178 - Land to the south of Roman Road, Old Sarum, Salisbury
- Site 3554a - Land to west of Milford Care Home, Salisbury

The assessments of these four sites are given below.

NOTE: Old Sarum Airfield (SHELAA Site S119)

It should be noted that at the time that this paper was being finalised in 2018 (published as the Wiltshire Housing Site Allocations Plan Community Area Topic Paper Salisbury July 2018), a planning application for development on Old Sarum Airfield had been taken to appeal. This appeal was subsequently rejected, and the appeal examination findings were subsequently upheld at judicial review. This site was not covered in that document.

Sustainability Assessment – Generic Assessment Scale

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigation measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

A detailed description of the criteria for the rating of each objective is given in the source document on pages 54 to 60. The ratings for the sites in the parish are:

Area of search: Salisbury Principal Settlement (including Wilton Town)																Is site proposed for Stage 4?
Site Ref	Site name	Site capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
S80	Land to the north of Old Sarum	c.254	--	--	--	-	-	-	--	--	+++	+	-	++	+	No
S178	Land to the south of Roman Road, Old Sarum	c.187	--	-	--	-	-	-	---	--	++	--	-	+	+	No
3554a	Land to west of Milford Care Home, Salisbury	c.17	--	-	--	-	-	--	---	-	+	+	-	+	+	No
OM003	The Yard, Hampton Park	c.15	--	0	--	-	-	-	0	-	+	0	-	+	+	Yes

The detailed commentaries on the rejected sites are reproduced below.

Site S80 – Land to the north of Old Sarum, Salisbury

Site Overview

7.7.16 This site option is located in Salisbury. With an area of 19.6ha the site has a potential capacity for approximately 254 dwellings; however, mitigation measures might reduce this number. Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation under SA Objective 9; the assessment has been updated below.

Assessment Results

7.7.17 No major adverse effects have been identified for this site.

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7.7.18 Five moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land. Given the size of the site, mitigating this loss would be problematic (SA Obj. 2). Development would lead to an increase in demand for water. Part of the site lies within a Source Protection Zone and underlying chalk may be susceptible to seasonal groundwater levels; monitoring will be required to determine a suitable storm water disposal system. The downstream sewerage system is at capacity; therefore significant capacity works would be required. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site also falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).

7.7.19 There is likely to be a moderate adverse effect on the setting of Old Sarum Airfield Conservation Area. A detailed, site specific Heritage Assessment would need to be undertaken to support any future development at this site. There is also very high archaeological potential on site and archaeological assessment would be required (SA Obj. 6). Although there are no landscape designations in the area, the site has medium intervisibility and would have significant adverse effects on the views from the adjacent bridleway WINT13. The site is located within a Special Landscape Area (saved SDLP policy C6) and development would result in encroachment into the rural countryside extending Salisbury further north, having moderate adverse effects on the character and appearance of the area (SA Obj.7).

7.7.20 A number of minor adverse effects have been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. The Portway is likely to be a source of ambient noise and is recognised as an issue at this site; a noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

7.7.21 Whilst the site is located in Flood Zone 1 and development of the site is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, there may be issues relating to ground conditions and the ability to implement SuDS. Monitoring will be required to determine a suitable storm water disposal system. A Flood Risk Assessment would also be required (SA Obj. 5b). The site is located to the north of Salisbury, 3km from the city centre which would not enable opportunities for walking and cycling to key local facilities. Development is also likely to generate some additional traffic on the local road network. (SA Obj. 10).

7.7.22 The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site and this would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate positive effects are considered as development of the site will also increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor benefits are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).

7.7.23 A minor benefit has also been identified in relation to SA Objective 9: the site falls in the catchment area of Old Sarum primary school and it is likely that the primary education needs of this site could be met partly through capacity at this school and from a new school planned on the Longhedge site. It is likely that full S106 contributions would be needed for both primary and secondary places.

7.7.24 Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Site S178 – Land to the south of Roman Road, Old Sarum, Salisbury

Site Overview

7.7.32 This site option is located in Salisbury. With an area of 12.60ha the site has a potential capacity for approximately 187 dwellings; however, mitigation might reduce this number.

Assessment Results

7.7.33 One major adverse effect has been identified for this site. This site is directly adjacent to the Stratford Sub Castle Conservation Area and approximately 100m from Old Castle Inn listed building. The site is also in a very sensitive part of the setting of Old Sarum scheduled monument and airfield Conservation Area. Views to and from Old Sarum are likely to be severely impacted by development on this site. The site also has high/very high archaeological potential. This site is in such a prominent position within the landscape that it would be extremely difficult to mitigate these impacts (SA Obj. 6).

7.7.34 Four moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There are no available local sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). While there are no landscape designations in the area, the site is located in a rural fringe setting with high intervisibility and is located within a Special Landscape Area (saved SDLP policy C6). Development on this site would be detrimental to the views in and out of Old Sarum as the site is within a prominent, open location (SA Obj. 7). The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is not clear that any expansion of St Mark's could deal with the additional demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).

7.7.35 A number of minor adverse effects have been identified. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 but a Flood Risk Assessment would be required due to the size of the site (SA Obj. 5b). The site is quite removed from the city centre of Salisbury therefore development is likely to generate additional traffic on the local road network. The location of the site does however enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj.10).

7.7.36 The assessment has identified one moderate beneficial effect. Development on this site would help to meet local housing needs in according with the policies of the CoreStrategy, and has the potential to deliver a significant number of affordable units alongside open market units (SA Obj. 8). Two minor beneficial effects have also been identified. Development would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).

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7.7.37 Given the one major adverse effect identified in relation to this site, it is recommended that this site should not be considered further in the site selection process.

Site 3554a – Land to west of Milford Care Home, Salisbury

Site Overview

7.7.75 This site option is located in Salisbury. With an area of 4.89ha this site has a potential capacity for approximately 17 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.7.76 One major adverse effect has been identified for this site. The site is located in close proximity to a number of heritage assets. The site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting. Development in the eastern part of the site is likely to harm the significance and setting of Milford House. Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to result in major adverse effects that cannot be mitigated (SA Obj. 6).

7.7.77 Three moderate adverse effects have been identified for this site. The site is on the banks of the River Bourne which forms part of the River Avon SAC and SSSI. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Residential development of the site will lead to an increase in demand for water in the area. There is limited capacity available from local mains and therefore network reinforcement is likely to be required. Existing public sewers cross the site and therefore statutory easements apply and sewers may need to be diverted. Much of the site is at risk from surface water flooding and soakaways and infiltration are unlikely to work. Further assessment is also required due to potential effects on the River Avon SAC (SA Obj. 3). The northwest boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Allowing for a buffer to the area of Flood Zone 3 would significantly reduce the developable area and the capacity of the site. Further detailed modelling work and a Flood Risk Assessment would be required (SA Obj. 5b).

7.7.78 Minor adverse effects are also identified for this site. Development of the site will result in the inevitable loss of agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. Noise impacts from the adjoining railway line would need to be assessed as would noise and potentially odour impact of industrial uses on Southampton Road. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). A Special Landscape Area is located to the east of the site however landscape planting could reduce adverse effects from development. A public right of way crosses the site, and this would need to be retained through any development of the site (SA Obj. 7). The site is served by a range of proximate services and facilities, although private car journeys will be generated by development as future residents are likely to access facilities further afield (SA Obj. 10).

7.7.79 The assessment has also identified four minor beneficial effects. The site would provide a number of dwellings, contributing to the local economy (SA Obj. 8). Local schools have capacity to accommodate the very small increase in students associated with a development of this scale (SA Obj. 9). The increase in population would support the local economy and businesses (SA Obj. 11) and directly and indirectly create construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).

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7.7.80 Due to the major adverse effects on heritage assets which could not be mitigated, it is recommended that this site is not considered further in the site selection process.

3 Wiltshire Council Local Plan Review January 2021: Planning for Salisbury & Site Selection Report for Salisbury

The full documentation may be found in

<https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Planning%20for%20Salisbury>

These are consultation papers which were put to the council for discussion in December 2020 and published in January 2021 for consultation along with the emerging Local Plan. These documents are not yet adopted as official policy. The period of consultation on these proposals is scheduled from January to March 2021.

The Key statements contained in the **Planning for Salisbury** paper are:

Where should development take place?

26. Land around Salisbury is being promoted for development by landowners or prospective developers. From a larger amount of land, the Council has focused assessment on a smaller pool of potential development sites and has selected preferred development sites. A map illustrating this pool of potential development sites and the preferred sites is provided below. Exactly how these sites have been chosen is explained in a separate 'Site Selection Report', published alongside this document.

27. The Local Plan ensures the proposed scale of growth will be accommodated. The amount to be planned for takes account of development that is already certain, and in the pipeline, including as many brownfield sites as can be relied on, such as those with planning permission. The re-use of previously developed land within the existing urban area will continue to be supported, as this reduces the need to lose more countryside and generally such opportunities can be better located and can relieve pressures for new infrastructure; as well as helping regenerate urban areas. However, the scale of growth for Salisbury exceeds this, meaning that greenfield sites need to be identified.

28. The focus here is on the difficult central decisions of where and how the built-up area needs to extend - greenfield sites. Each potential development site has its own individual characteristics. Rarely is one site very clearly the best choice. There are a range of different constraints and opportunities associated with each. Some are common to several or even all potential development sites.

29. The process showed that there appear to be serious constraints to the further outward expansion of the City. Compared to the amount of land that needs to be planned for, the pool of potential development sites is limited. Preferred development locations at Salisbury are currently based on three new sites which are shaped by the landscape and access to public transport. They consist of Sites 1, 6 and 7, as these are the ones that have emerged from the site selection process.

Site 1 is within the parish and is S80 in Figure 1, adjacent to the recent Old Sarum development. This had been judged less sustainable in the previous assessment, but it seems that the need for further expansion of Salisbury has overridden this conclusion. The consultation process will be an opportunity to question this, but the **Site Selection Report for Salisbury** paper gives the following information relevant to sites in the parish:

Stage 1 – Identifying Sites for Assessment

11. This initial stage of the site selection process excludes those sites from further consideration that constitute unsuitable land for development using a set of unambiguous criteria.

12. Land may not be built on for several clear reasons, such as being entirely subject to a high risk of flooding or containing habitats for protected species or irreplaceable heritage assets. At Salisbury, land has been excluded for

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reasons that primarily comprise the following characteristics: existing plan allocation; completed scheme; planning consent; majority within settlement boundary; flood risk (zones 2 and/or 3); directly adjacent to Small Villages of Laverstock and Ford).

Stage 2 - Site Sifting

13. A second stage assesses further those sites that have passed through Stage 1 and results in a set of reasonable alternatives for further assessment through sustainability appraisal. Using a proportionate amount of evidence, more land is therefore removed from further consideration. It can be removed for reasons that may include it being relatively inaccessible, or where development would have impacts upon its surroundings that would be difficult to make acceptable. To determine which land to take forward for further consideration and which not, however, also involves considering how much land is likely to be needed and what areas around the settlement seem the most sensible. Such judgements take account of:

- (i) locally derived and distinctive emerging Place-shaping Priorities⁴ ;
- (ii) the intended scale of growth;
- (iii) what future growth possibilities there are for the urban area;
- (iv) what the past pattern of growth has been; and
- (v) which significant environmental factors have a clear bearing on how to plan for growth.

14. It may be appropriate for some SHELAA land parcels to be combined to create more sensible or logical development proposals for assessment. Parcels of land may therefore be assembled and this stage allows such cases to be recorded.

Stage 3 – Sustainability Appraisal

15. Each of the sites in this pool is examined in more detail by sustainability appraisal. This technique appraises the likely significant effects of potentially developing each site under a set of twelve sustainability objectives covering social, economic and environmental aspects. It helps to identify those sites that have the most sustainability benefits over those with fewer. It also helps to identify what may be necessary to mitigate adverse effects and which measures could increase the benefits of developing at a given location.

16. The most sustainable sites are those most likely to be suited to development.

Stage 4 – Selection of Sites

17. Sustainability appraisal may recommend sites, but it is also important to select sites that support the emerging Place-shaping Priorities for Salisbury. Carrying out an assessment of Stage 3 reasonable alternatives constitutes Stage 4.

Next Steps in the Site Selection Process

18. Stage 5 carries out sustainability appraisal looking at development proposals together and what effects they may have in combination. This will lead to amended proposals and more detailed mitigation or specific measures to maximise benefits from development

19. Development proposals are also subject to more detailed assessments; by viability assessment to ensure that they can be delivered and by formal assessment under the Habitats Regulations in order to ensure no adverse effects on Natura 2000 sites. The results of these steps may amend development proposals.

20. Stage 6 therefore draws in the work of viability assessment, habitats regulation assessment and sustainability appraisal to produce proposals that can be published in a draft version of the reviewed Local Plan, which will then be made available for consultation.

21. As stated previously, this document only covers Stages 1 and 2 in detail. These stages are described further in the following sections.

Stage 1 Identifying Sites for Assessment

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22. This stage starts with all SHELAA land parcels on the edge of the Salisbury urban area, as defined by its Settlement Boundary, and identifies those no longer appropriate for site selection. **Figure 2** shows land that has been excluded at this stage. Such land has typically been excluded due to it being either not well-related to Salisbury urban area, small in size, or within flood zone areas 2 and/or 3.

Stage 2 Site Sifting Methodology

23. This stage of the site selection process sifts out land to provide a reasonable set of alternatives for further assessment. There are two parts to this stage of the process (A) Accessibility & Wider Impacts and (B) Strategic Context.

A. Accessibility & Wider Impacts

24. Firstly, the individual merits of each site are assessed to understand their strengths and weaknesses in terms of how accessible a site location may be and the wider impacts that could result from development. Sites more likely to have unacceptable impacts, or that are relatively inaccessible, are less reasonable options.

Accessibility

25. Sites that are relatively inaccessible are much less likely to be reasonable alternatives and may be rejected from further consideration.

26. Accessibility is represented as a heat map of travel times on foot, cycling and public transport to important destinations for residents - the town centre, principal employment areas (including employment allocations), secondary schools and hospital and health centres (including GP surgeries).

27. Sites are categorised overall as low accessibility (red), medium accessibility (amber) or high accessibility (green).

Wider Impacts

28. Landscape: A site that creates a harmful landscape or visual impact that is unlikely to be successfully mitigated may be rejected.

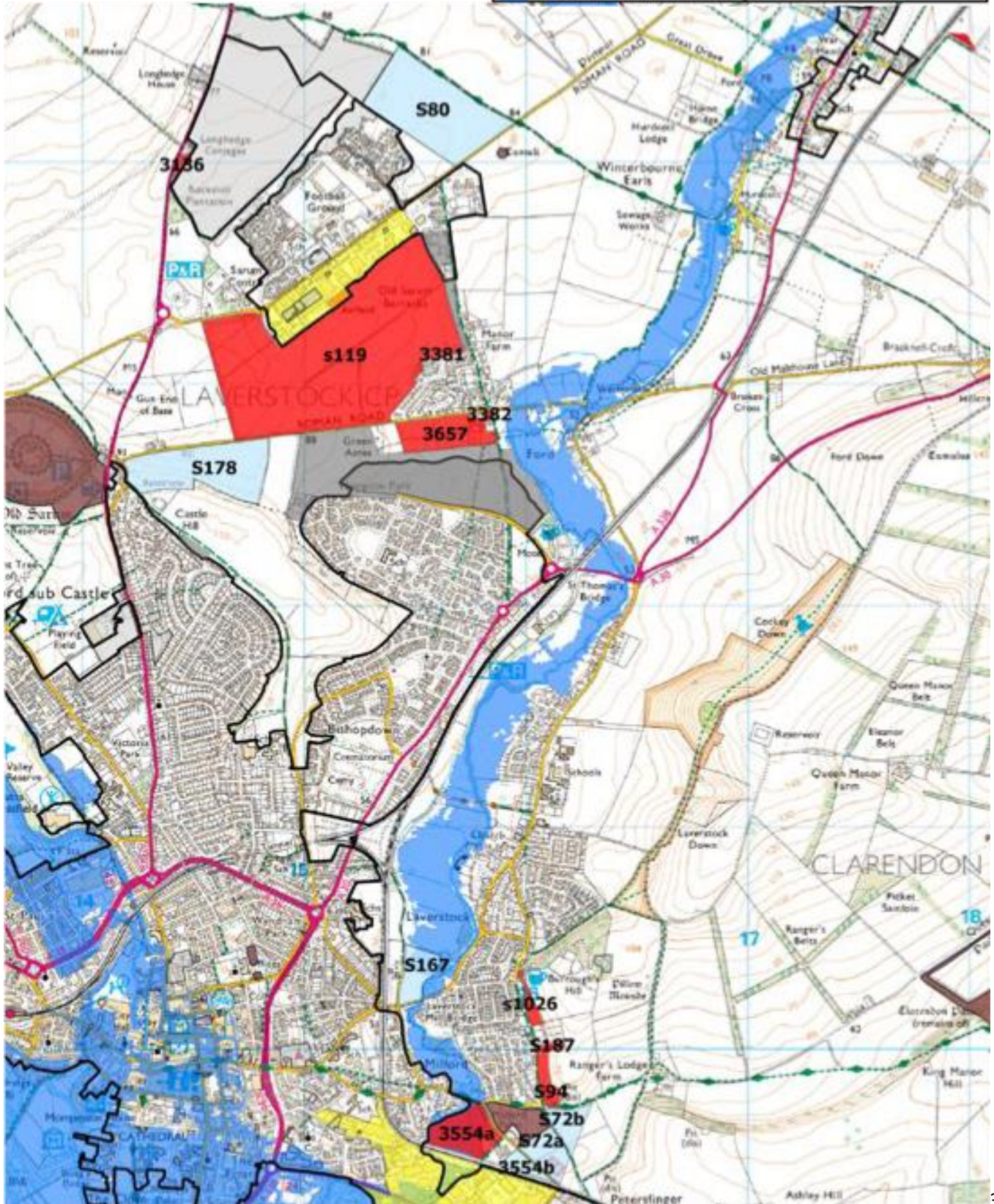
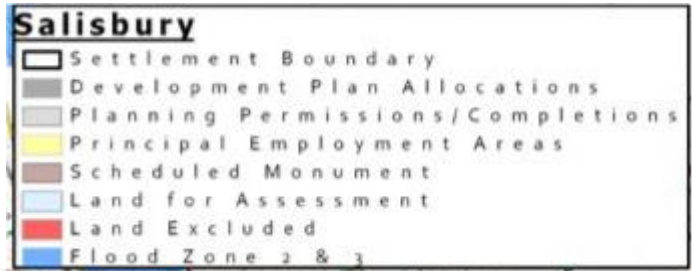
29. Heritage: Assets and / or their settings may be harmed by development. This stage identifies where those assets / settings are, their nature and importance, and assesses the potential for harm that may result from the development of some sites.

30. Flood Risk: All land on which built development may take place, by this stage of the selection process, will be within zone 1, the areas of the country with minimal flood risk; although site areas may also contain land in zones 2 and 3. Flood risks from all sources are a planning consideration, this step will identify sites where development may increase risks outside the site itself.

31. Traffic: Developing some sites may generate traffic that causes an unacceptable degree of harm, in terms of worsening congestion: this can lead to issues such as poor air quality or impacts upon the local economy. Other sites may be much better related to the primary road network.

32. The results of each of these 'wider impacts' assessments are gathered together and categorised as high (red) , medium (amber) and low (green) level of effects for each site under each heading.

Figure 2 Extract from Fig 2 on p7 of WLP Principal Site Selection Report Salisbury FINAL



B. Strategic Context

33. Having gained a picture of the relative strengths and weaknesses of each site, the next step is to draw this information together and decide which ones would be part of a pool of reasonable alternatives and which not.

34. Unlike the first part of this stage, this requires judgement about which pool of possible land for development constitutes a set of reasonable alternatives for consideration at a settlement. This must not pre-judge more detailed testing of options, rather rule out others that are clearly less attractive and therefore unnecessary to assess subsequently in greater detail.

35. The distribution and number necessary to provide a reasonable pool of alternative sites can be influenced by each settlement’s role in the spatial strategy and the scale of growth to be planned for, by the pattern of growth that has taken place, as well as significant environmental factors. This is called the Strategic Context.

36. Whilst the first set of evidence provides information about each individual site, evidence in the form of a settlement’s Strategic Context provides the basis for further reasoning by which some land parcels are selected for further consideration and others rejected. They can indicate future growth possibilities and directions to expand for an urban area.

37. This Strategic Context evidence describes the settlement’s:

- Long-term patterns of development (i.e. what has happened in the past)
- Significant environmental factors
- Scale of growth and place shaping priorities
- Growth possibilities for the urban area

38. Referring to these aspects, there can be several influences upon whether a site is taken forward for further consideration. Common examples would be:

- The scale of the pool of sites that will be needed. The less additional land is needed the smaller a pool of sites may need to be i.e. only the very best candidates need to be considered further.
- Which SHELAA sites may be consolidated into one (and sometimes which ones not). A historic pattern of growth, or the need for a new direction of growth may recommend combining a SHELAA with another to test such an option properly.
- A desirable pool of sites might favour a given distribution, or set of locations, because it might help deliver infrastructure identified as a place shaping priority for the settlement.
- Continuing historic patterns or, in response to a significant environmental factor, looking for new directions for growth may recommend a site that helps to deliver such a course.

39. Sometimes these influences will not bear on site selection. In other instances, they may be important.

40. A description of the strategic context for Salisbury is shown in the table below:

Salisbury Strategic Context



Context criteria	Detail
Long-term pattern of development	<p>As a settlement with a planned nucleus, having been relocated from its original site at Old Sarum, Salisbury’s central area has a distinct layout which is based on a medieval grid pattern. Around this core are the reasonably tight Victorian and Edwardian suburbs, their buildings often well-designed and with high-quality detailing.</p> <p>Beyond that comes more recent expansion, consisting primarily of estate development that has amalgamated the following districts within Salisbury:</p> <ul style="list-style-type: none"> • Bishopdown and Old Sarum (northwards); • Milford (eastwards); • Harnham and Harnham Hill (southwards); • Bemerton and Bemerton Heath (westwards). <p>Settlements related to Salisbury’s periphery have also seen a lot of development and, in some cases, been largely absorbed within the built-up area: this is most notable at the small villages of Laverstock and Ford, which nevertheless retain distinct identities. Others, whilst having witnessed a lot of development, have also retained a separate identity; these include notably Wilton and Alderbury.</p>

<p>Significant environmental factors</p>	<p>Salisbury’s setting is effectively ‘within a bowl’ amongst surrounding hills, rivers, and water-meadows, which define the settlement’s unique character and appeal. Five rivers converge upon central Salisbury; this generates significant flood potential, especially during episodes of high rainfall. The river-system has also created the city’s characteristic water-meadows.</p> <p>To the east and north much of the rising downland is locally valued and defines the city within its setting, most notably at Old Sarum, where the settlement was founded. The West Wiltshire and Cranborne Chase Area of Outstanding Natural Beauty, meanwhile, frames the urban area broadly to the south and west. These elevated areas are dissected by valley corridors.</p> <p>The city’s central area is attractive and draws visitors, although its historic character conditions the kind of expansion that can reasonably take place – both within the centre and in relation to the wider urban area. Such heritage assets find a particular focus at the cathedral and on the city’s northern periphery, around Old Sarum hill-fort.</p> <p>These elements combine and are characterised by the term Salisbury’s ‘landscape setting’.</p>
<p>Scale of growth and strategic priorities</p>	<p>Salisbury is defined as a ‘Principal Settlement’ and is considered a strategically important centre, and a primary focus for development within the South Wiltshire housing market area. The scale of additional growth proposed to 2036 is comparatively modest, with a substantial tranche of housing development already in the planning pipeline.</p> <p>The place shaping priorities identified for Salisbury include those that retain the city’s historic character and landscape setting (described above) and ensure that the city remains distinct and separate vis-à-vis surrounding settlements (notably Wilton, Ford, Laverstock, Britford, Netherhampton and Quidhampton). Other Priorities involve the realisation of timely infrastructure and capturing the housing needs of specific segments of the population such as key workers; this in turn will aid the regeneration of the District Hospital on its Odstock site.</p> <p>Last, but not least, there is the imperative of securing the city’s economic future, as articulated in greater detail in the Salisbury Central Area Framework, which provides for a resilient and flourishing city centre and optimising it as a cultural destination⁹. To supplement this it is also deemed important that the Local Plan secure a more sustainable future for the Churchfields business area and provide for responsive business growth in and around the city centre.</p>
<p>Future growth possibilities for the urban area</p>	<p>Salisbury is tightly bound; new growth therefore often needs to be located beyond its boundary, typically within adjoining parishes belonging to neighbouring community areas. Recent development phases in the urban area mean that future growth possibilities are increasingly problematic, notably in terms of effectively and sustainably accommodating the city within its landscape setting.</p> <p>Growth westwards, for instance, towards Netherhampton or extending Bemerton Heath, would in the current plan period risk over-developing districts where housing schemes of significant scale are currently being completed (Fugglestone Red) or allocated to be built (south of Netherhampton Road).</p> <p>Growth eastwards, meanwhile, to expand Laverstock or Ford, would be inconsistent with retaining the distinct identity of these small villages.</p> <p>In terms therefore of the Place-shaping Priorities for the city it is considered that growth directions for Salisbury are likely to be northwards mindful of constraints and southwards, equally judiciously, from Harnham.</p> <p>Land parcels for prospective development will moreover seek to reflect the location of the city’s park-and-ride facilities, thus directly connecting communities and supporting the city economy.</p>



Site Assessment Results

42. The following table shows the results of Stage 2 (only those sites in the parish are shown). It sets out judgements against each of the SHELAA sites, taking into account both the Accessibility and Wider Impact considerations and Strategic Context described above. It identifies where it may be appropriate to combine sites, and which sites should and should not be taken forward.

43. The map that follows illustrates the results of this stage of the process showing those sites that have been removed and those that should go forward for further assessment through sustainability appraisal (Stage 3).

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
S167	Land off Cow Lane, Laverstock						<p>This exposed parcel of land is situated between eastern Salisbury and Laverstock. It is bounded by the River Bourne to the east, and the main Laverstock road to the south. It is separated from the Salisbury urban area to the west by a field and the Salisbury-London railway line, and to the east by water-meadows.</p> <p>The site is open to views up and down the Bourne river valley and development risks coalescence between the communities of Salisbury, Laverstock and Milford. A portion of the northern segment of the site is in Flood zones 2 and 3; the affected part should remain undeveloped.</p> <p>The site is rejected from further consideration since development here would be isolated, remove separation between Salisbury and Laverstock, and diminish the open character of the river valley.</p>	
S178	Land S of Roman Road, Old Sarum						<p>This parcel of land is situated south of the narrow Roman road between Old Sarum scheduled monument and the village of Ford, on the northern fringes of Salisbury.</p> <p>The land constitutes part of the landscape setting for both the scheduled monument and Old Sarum airfield conservation area to the immediate north-east.</p> <p>It is in the main the impacts upon heritage assets and landscape that exclude this site from further consideration and being considered a reasonable alternative.</p>	

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3554b	Land E of Milford Care Home						<p>This parcel is situated on the eastern outskirts of Salisbury. It is bounded to the south by the Salisbury-Southampton main railway line and to the north and east by Milford Mill Road.</p> <p>All environmental constraints - landscape, heritage, traffic and flooding - have the potential to limit the site's acceptability. Development would extend the urban area and reduce separation between Salisbury and the village of Laverstock. The site is also sensitive to views from the countryside (Ashley Hill) to the east. Moreover, impacts upon grade-II listed Milford House (historically Milford Farm) and farmstead would need mitigating.</p> <p>Although there are several complexities to overcome none of them suggest that this site should be excluded at this stage.</p>	✔
S72b	Land at Milford Farm (b)						<p>This parcel of land is situated south of Queen Manor Road, to the east of the urban area. It is visually very sensitive, bounding higher land at Ashley Hill which offers open views across the Avon valley. Development would therefore detract from the landscape setting of Salisbury, and also lead to coalescence with the settlement of Laverstock, which has hitherto largely retained its own separate identity.</p> <p>The site is adjacent to Milford Farm, which features Medieval Pottery Kilns Scheduled Monument.</p> <p>Given its location and impacts upon local distinctiveness, heritage and landscape character, it is excluded.</p>	✘

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
S72a	Land at Milford Farm (a)						<p>This parcel of land is situated north of Milford Mill Road, to the east of the urban area. It is visually very sensitive, bounding higher land at Ashley Hill which offers open views across the Avon valley. Development would risk coalescence with the settlement of Laverstock, which has hitherto largely retained its own separate identity.</p> <p>Approximately half the site (to the north) falls within Milford Farm, Medieval Pottery Kilns Scheduled Monument.</p> <p>Given its location and impacts upon local distinctiveness, heritage and landscape character, it is excluded.</p>	
3657	Land at Ford						<p>This parcel of land lies between the new residential quarter of Hampton Park and the village of Ford on the north-eastern outskirts of Salisbury.</p> <p>Development here would reduce separation between Ford and northern Salisbury, diminish locally valued landscape character, and constitute disproportionate development at a Small Village where normally only infill and small-scale development to meet local needs would be acceptable.</p> <p>It is removed from further consideration for these reasons.</p>	

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
S80	Land NE of Old Sarum						<p>This parcel of land is north-west of The Portway. Development here would enlarge the new district of Old Sarum which, owing to the separation of the airfield, feels distinct from northern Salisbury. Old Sarum is nonetheless well-connected to main services and amenities, notably as a result of its Park and Ride facility.</p> <p>The site's landscape character is prominent and exposed, with few hedgerows, and assessment shows that any development would have to accommodate this successfully whilst taking account of the setting for Ende Burgh scheduled long barrow to the east of The Portway.</p> <p>Whilst there are potentially several complexities to consider they do not suggest, either individually or collectively, that the site should be rejected at this stage.</p>	✓

Stage 3 Sustainability Appraisal Stage

Methodology

45. A full explanation of the sustainability appraisal methodology is provided in a separate report. This also includes the detailed assessments made of each site. The process is prescribed in regulations and supported by guidance provided by Government.

46. The purpose of the planning system is to contribute to the achievement of sustainable development¹⁰. Achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

47. Sustainability appraisal identifies the likely significant social, economic and environmental effects of the plan, both positive and negative.

48. In summary, the Council has developed a framework of 12 objectives that reflect social, economic and environmental aspects and by which the effects of the plan can be identified. Individual sites for potential development can be assessed to help gauge their effects and inform the selection process. The better performing sites can be selected as candidates for prospective development.

Results

49. The conclusions about each of the reasonable alternative sites are shown below, ranked from the most to the least sustainable. The overall appraisal score is shown in column 3 of the table below (as a guide, a score of -1 illustrates the alternative deemed to be most sustainable; -11 the least sustainable).

50. The SA has weighted all ‘objectives’ (shown in the top row, below) equally. There are more environmental objectives than others: scores against this type of objective typically tend to be negative. In addition, it is to be noted that the overall score resulting from the potential development of greenfield sites yields a negative value.

51. Reasonable alternatives are rejected at Stage 3 where the SA concludes that development would result in one or more ‘major adverse effect’ (highlighted in red with a triple negative). This is shown in full in the Conclusion to this paper.

52. The detailed assessments for each site are set out in an interim sustainability appraisal report.

Only results for S80, now designated “Site 1”, and 3554b, now designated as “Site 3” are shown below as these are the only remaining sites in the parish at this stage).

Summary of assessment- in order of site sustainability performance

Site	Overall site score	SAobj 1 (biodiversity) overall score	SAobj 2 (land + soil) overall score	SAobj 3 (water) overall score	SAobj 4 (air/poll'n) overall score	SAobj 5 (climate) overall score	SAobj 6 (energy) overall score	SAobj 7 (heritage) overall score	SAobj 8 (landscape) overall score	SAobj 9 (housing) overall score	SAobj 10 (incomms) overall score	SAobj 11 (transport) overall score	SAobj 12 (economic) overall score	Progress to Stage 4?
Site 1	-1	-	-	-	-	-	++	-	-	+++	++	-	++	Yes
Site 3	-7	-	-	-	-	-	+	-	-	+	+	---	+	No

Table I: Sustainability Appraisal summary outcomes for Reasonable Alternative sites in Salisbury urban area

- Major adverse effect (---) = -3 points (mitigation unachievable- recommend that is not considered further)
- Moderate adverse effect (--) = -2 points (mitigation achievable but problematic)
- Minor adverse effect (-) = -1 points (mitigation easily achievable)
- Neutral effect (0) = 0 points
- Minor positive effect (+) = +1 points
- Moderate positive (++) = +2 points
- Major positive effect (+++) = +3 points

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Note: The Sustainability Objectives are broadly similar to those in the February 2020 Sustainability Assessment but cannot be compared directly. The Objectives, copied from the site selection methodology are:

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses

SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

SA objective 3 - Use and manage water resources in a sustainable manner

SA objective 4 - Improve air quality and reduce all sources of environmental pollution

SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)

SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy

SA objective 7 - Protect, maintain and enhance the historic environment

SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities

SA objective 11 - Reduce the need to travel and promote more sustainable transport choices

SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

53. Potential mitigation measures are listed against each SA objective and are limited at this stage to that which would have a significant bearing on a candidate site's developable capacity. The developable areas of some sites will, as a result, need to be reduced quite extensively to prevent the likelihood of significant adverse effects.

Stage 4 Selection of Sites

Methodology

54. The purpose of Stage 4 is to undertake further assessment of site options to select a set of preferred allocations. The purpose is to ensure, if possible, that the more sustainable sites help to deliver a place's Priorities.

55. The more sustainable site options resulting from Stage 3 are individually evaluated against the Place Shaping Priorities at each settlement, since it is important to select sites that support locally-specific and important outcomes. An examination of each site option against the emerging Place Shaping Priorities helps determine this and aids the final selection of development proposals.

56. Below the sites are evaluated against the Place Shaping Priorities for Salisbury, looking at their potential overall strengths and / or weaknesses. At Stage 4 this could help to decide between site options where Stage 3 outcomes are finely balanced.

57. The SWOT assessment considers the following

	Significant strength and/or opportunity
	No significant SWOTs
	Significant weakness and/or threat

58. Place Shaping Priorities are specific to each settlement; for Salisbury current draft priorities are as follows:

Submission Version

- Delivering Opportunity Sites, including The Maltings and the Railway Station, to ensure long-term city centre resilience
- The Visitor Economy Realising Salisbury Central Area Framework measures to maximise the visitor economy and secure the place as a cultural destination
- Landscape Setting Conserving the landscape setting of Salisbury, notably in terms of the city skyline and views to / from the cathedral and Old Sarum
- Separation and Distinctiveness Maintaining separation and distinctiveness between Salisbury and Wilton, and between Salisbury and adjacent villages, notably Ford, Laverstock, Britford, Netherhampton and Quidhampton
- Affordable Housing Expanding affordable housing provision to enable accommodation of particularly education and healthcare personnel
- Business Growth Identifying suitable locations in/around the city centre to facilitate around 5ha business growth that responds to needs
- Improving Churchfields such that it integrates better within the city, particularly for nonvehicular access, and presents a more accessible and attractive location to a greater diversity of businesses
- District Hospital Facilitating the regeneration of the District Hospital's plans to underpin its key role in the community and as a University level skills provider for Salisbury
- Infrastructure Providing infrastructure to improve inter alia air quality, flood resilience and connectivity

59. Since many of the Place Priorities for Salisbury are thematically similar, it is more helpful to group them in the following way for the purposes of Stage 4 assessment:

City Centre and Visitor Economy (PSP1): Delivery of Opportunity Sites and Visitor Economy

Landscape Setting (PSP2): Landscape Setting of Salisbury

Separation and Distinctiveness (PSP3): Separation and Distinctiveness between Salisbury and neighbouring settlements

Employment (PSP4): Business Growth, Improving Churchfields and District Hospital upgrade

Affordable Housing and Infrastructure (PSP5): Affordable Housing provision, especially for healthcare and education personnel, and Infrastructure Provision

Results of Stage 4 Selection of Sites

60. Below is the outcome of RAG assessment for the candidate development sites at Salisbury. Stage 4 assessment of prospective development sites against the Place-shaping Priorities for Salisbury Site 1 - NE of Old Sarum (SHELAA S80). (Note: Only S80 has been reproduced here as this is the only remaining site in the parish)

PSP1 City Centre and Visitor Economy	Strength	A benefit for this Priority group would be an increased quantum of Site 1 residents able to support city-centre patronage
PSP2 Landscape Setting	Strength	<p>A benefit for this Priority would be an improved urban edge and countryside transition at Site 1;</p> <p>Further effects depend upon effective mitigation and detailed design and master planning to retain settings to nearby heritage assets - including views from Old Sarum and the setting of Ende Burgh scheduled monument.</p> <p>The urban -rural transition at Old Sarum when approaching along The Portway from the NE could be improved. On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.</p>
PSP3 Separation and Distinctiveness	Strength	<p>An advantage for this Priority would be the designation of a countryside gap between the urban area and The Winterbournes, albeit the separation between which would be reduced following development.</p> <p>On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.</p>
PSP4 Employment	Strength	<p>A benefit for this Priority group would be an increased quantum of Site 1 residents able to support growth and resilience in general at Salisbury, as well as at specific locations including Churchfields and the District Hospital;</p> <p>strengths and opportunities are more likely than weaknesses and threats against this SP group.</p>
PSP5 Affordable Housing and Infrastructure	Strength	<p>Benefits for this Priority group would be the ability of Site 1 to yield a range of affordable housing products and to support required infrastructure;</p> <p>On balance, strengths and opportunities are more likely than weaknesses and threats against this SP group.</p>

Conclusion

Site	SA Ranking of Sites	Comments
1	1 st	<p>Site 1 is considered the most sustainable site when assessed against the 12 SA Objectives and when compared against all other sites</p> <p>Summary of likely significant issues:</p> <ul style="list-style-type: none"> • Water resources: Source Protection Zone 2 covers approximately 40% of this site and it is covered by a Drinking Water Protected Safeguard Zone - these are established around public water supplies where additional pollution control measures are needed • Environmental pollution: this site extends out into open countryside away from existing development at Old Sarum, towards Monarch's Way. Development of this site will enlarge a detached settlement with poor connectivity with/to Salisbury. It will increase car dependency and add to congestion on Castle Road and within city AQMAs/ A36 • Energy: there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies • Housing: this site is capable of bringing forward a significant proportion of affordable housing as part of any housing development. The size of the site means that it would be likely to support a wide range of house types and sizes to meet different needs • Inclusion: this site is poorly connected to the city centre, but there are some existing public transport links in proximity to the site. Overall, there could be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses • Education: primary provision could be incorporated into the new school on the Longhedge development, but this is likely to require a larger primary school and would be unable to incorporate early years provision. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible • Economy: this site is positioned approximately 0.3km to the north east of existing employment land at Old Sarum. The site is considered capable of delivering employment land to meet some economic needs, but the extent of this is unlikely to be wide reaching • Minor or neutral effects are likely for biodiversity, land and soil, climate change, heritage, landscapes and transport

4 Comparison of February 2020 and January 2021 Sustainability Assessments of S80 Site at Old Sarum

The WC assessment of site S80 in February 2020 was that it was less sustainable and should not be considered for development, but this changed in the January 2021 to it being the most sustainable option for development in the Salisbury area. The table below shows the change in the assessment of the individual objectives making up the 12 points sustainability assessment.

The Objectives numbering changed between the two assessments and one of the 2020 objectives was dropped and the renewable energy one added. The direct comparison is:

Objective	February 2020 Rating	January 2021 Rating
Protect and enhance all biodiversity and geological features and avoid irreversible losses	Moderate Adverse	Minor Adverse
Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Moderate Adverse	Minor Adverse
Use and manage water resources in a sustainable manner	Moderate Adverse	Moderate Adverse
Improve air quality and reduce all sources of environmental pollution	Minor Adverse	Moderate Adverse
Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)	Minor Adverse	Minor Adverse
Increase the proportion of energy generated by renewable and low carbon sources of energy	Not assessed	Moderate Positive
Protect, maintain and enhance the historic environment	Moderate Adverse	Minor Adverse
Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	Moderate Adverse	Minor Adverse
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	Major Positive	Major Positive
Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	Minor Positive	Moderate Positive
Reduce the need to travel and promote more sustainable transport choices	Minor Adverse	Minor Adverse
Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	Moderate Positive	Moderate Positive

It can be seen that four moderate adverse ratings (1, 2, 7 & 8) moved to minor adverse and one minor adverse to moderate. One minor positive became a moderate positive. Why over such a short period of time the assessment has changed on so many criteria, where physically nothing has changed on or around the site is difficult to understand. It is particularly difficult to understand the rationale for assessing the potential impact of large scale development as “Minor Adverse“ in relation to Objective 8. The Landscape Sensitivity Assessment recently commissioned by our Parish Council assessed the area as High/Medium sensitivity, and unsuitable for large scale development, even if mitigation measures were put in place. It is understandable that, as additional development land is required, progressively less sustainable sites may need to be chosen, but altering the evaluation rating is not appropriate when nothing has changed regarding these factors. A minor adverse rating implies that less mitigation is required than for a moderate adverse one – this is not the impression which should be conveyed, especially to the developer.

5 Comment on the Place Shaping Priorities Ratings in January 2021 of Site S80 at Old Sarum

We have difficulty accepting the conclusions of the Place Shaping assessment of Site S80 by Wiltshire Council, as described in Section 3 above. Our views are summarised in the table below. The Wiltshire Council conclusions stated would give a developer entirely the wrong impression of the sensitivity with which this site would need to be developed. Our views of each PSP are given, together with our rating using the same colour coding as in the Wiltshire Council assessment.

	Wiltshire Council Assessment/Rating	Our Comment/Rating	
PSP1 City Centre and Visitor Economy	A benefit for this Priority group would be an increased quantum of Site 1 (S80) residents able to support city-centre patronage	But WC acknowledges poor connectivity and adding to congestion on Castle Road, the route into the city	
PSP2 Landscape Setting	A benefit for this Priority would be an improved urban edge and countryside transition at Site 1; Further effects depend upon effective mitigation and detailed design and master planning to retain settings to nearby heritage assets - including views from Old Sarum and the setting of Ende Burgh scheduled monument. The urban -rural transition at Old Sarum when approaching along The Portway from the NE could be improved. On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.	Definitely not the case with the proposed scheme as explained in the text below this table. The urban edge would become much harder and visible from a greater distance with the proposed concept plan. This statement is clearly not correct	
PSP3 Separation and Distinctiveness	An advantage for this Priority would be the designation of a countryside gap between the urban area and The Winterbournes, albeit the separation between which would be reduced following development. On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.	An interesting but illogical argument! What is the planning significance of “designating” this gap? Does it mean that no further development will be permitted between Old Sarum and the Winterbournes? Are gaps to be “designated” around other settlements eg Ford or is this an exceptional designation? Neutral at best	
PSP4 Employment	A benefit for this Priority group would be an increased quantum of Site 1 residents able to support growth and resilience in general at Salisbury, as well as at specific locations including Churchfields and the District Hospital; strengths and opportunities are more likely than weaknesses and threats against this SP group.	Why Churchfields and the District Hospital would be mentioned when they are on the opposite side of Salisbury is unclear, especially with the Castle Road traffic issues. In particular, the likely contribution to the growth and resilience of the District Hospital would be minimal. For those living in Old Sarum, the hospital is not a particularly favoured employment destination: according to the 2011 Census, only 5% of Old Sarum	

		employed residents worked at the hospital, a lower proportion than for either the Parish or Salisbury. For those employed at the hospital, Old Sarum is not a particularly attractive residence location, with less than 1 per cent of employees choosing to live in Old Sarum (2011 Census).	
<p>PSP5 Affordable Housing and Infrastructure</p>	<p>Benefits for this Priority group would be the ability of Site 1 to yield a range of affordable housing products and to support required infrastructure; On balance, strengths and opportunities are more likely than weaknesses and threats against this SP group.</p>	<p>No additional infrastructure appears to be proposed, and no indication is given that the promised but undelivered infrastructure in Old Sarum will finally be provided. The village centre in the adjacent Longhedge is at the diametrically opposite corner of the combined sites, so it is unclear whether it will support that. Affordable housing provision is a given on this scale of development</p>	

Additional Comment on PSP2: Site 1 lies at the very northern edge of our parish and the greater Salisbury area. It lies just over a slight ridge as you approach Old Sarum along the Portway from the north east. At the moment Old Sarum is hidden by the ridge so the approach along the Portway by car is in a rural setting until the ridge is crossed. The transition into the built environment is then currently softened by the country park with its recently planted trees, which lies in front of the existing housing to the right and there is Throgmorton Hall with its surrounding mature trees to the left. If Site 1 is built on it appears likely to be seen over the ridge on the approach along the Portway. The height and positioning of houses and any screening planting will need to be carefully planned and modelled to ensure that the approach views are not spoiled. Similarly, care will need to be taken with the first view of the built environment to maintain the current soft transition, by providing a green buffer between the road and the housing, as described above. A further concern is that the Monarch’s Way long distance national footpath runs on the ridge along the north east boundary of the site. This is also identified as a key green corridor in the Green Blue Infrastructure mapping on p23 of the Planning for Salisbury Local Plan paper. The adjoining Longhedge Village to the north west has a country park in the equivalent field to Site 1 separating the housing from the Monarch’s Way and forming part of this green corridor. Development of this site will bring housing much closer to the Monarch’s Way and cause a blockage to the green corridor. Great care will be needed to maintain the rural feel of the footpath and avoid significant biodiversity harm (even before providing the 10% net gain requirement). Finally, parts of this site are visible from Old Sarum scheduled monument and, due to the elevation of the field rising away from the monument the roofs of any houses will be higher than the current roof line. Again, scale of development, roof heights and mitigation will require careful thought and questioning of whether the site can support 275 houses without excessive impact. The concept plans do not appear to adequately address any of these issues.

The views expressed in sections 4 and 5 were fed back to Wiltshire Council in their January/February 2021 Local Plan Consultation as part of the Laverstock and Ford Parish Council written response.